



- A Deceptively Spacious 4 Bedroom Chalet Bungalow
- Large West Facing Rear Garden
- 2 En-Suite Bathrooms & Separate Shower Room
- Highly Sought After Residential Location
- Great School Catchment Area

Braybon Avenue, Brighton, BN1 8HH

£450,000 - £475,000

You must come and see this perfect family home! This four bedroom, three bathroom semi-detached property is situated in one of Brighton's most sought after residential locations. There's a west facing garden in excess of 100ft and you're within walking distance to some of the cities most desired schools, catering for all age groups.



Property Description

The perfect home! This superb semi-detached residence is ideal for any family that are looking for that forever home. You're situated in a highly sought after position on Braybon Avenue and benefit from delightful views over Patcham and onwards to the South Downs. You'll never be short of things to do here with excellent transport links being on your doorstep as well as local parks and walks.

This fabulous chalet bungalow has been enjoyed by the current owners for many years and has a real family feel as soon as you walk through the door. The downstairs accommodation consists of a spacious entrance hall, separate shower room, a useful fourth bedroom/study and a large main bedroom with fitted wardrobes and bay window. The living space is towards the rear of the property overlooking the fabulous west facing rear garden and features a superb kitchen/dining room which is the perfect family room and has ample space for a dining table, ideal for those morning coffees and homework. Just off of here there's a cosy, separate lounge with an open fireplace and both of these rooms have direct access to a delightful sun terrace, leading down to the rear garden.

As you head upstairs, the feeling of space and light continues. There's two double bedrooms both benefitting from delightful Downland views and their own en-suite bathrooms. These are the ideal teenager rooms and will make that morning queue for the bathroom a thing of the past! As you head outside, the west facing rear garden will simply blow you away. It is in excess of 100ft long and attracts the sun pretty much all day, perfect for those summer days with the family! There's also a very handy garden studio which is fully double glazed and insulated which could be used for anybody who works from home or just a useful storage space. To the front, there is also a private driveway allowing off road parking for several vehicles and more parking could be created STNC.

You're situated in the highly sought after residential area of Patcham with local shopping facilities available in Woodbourne Avenue, Carden Avenue and the vibrant Fiveways with its independent shops, local cafes and bars delivering an excellent range of locally sourced produce is only a short distance away. Local schools are close to hand including Balfour, Dorothy Stringer and Varndean all being within walking distance! Regular local bus services are just stones' throw away, providing easy access to Brighton city centre and the seafront.





Accommodation

GROUND FLOOR

ENTRANCE HALL

KITCHEN/DINING ROOM
19' 6" x 13' 2" (5.94m x 4.01m)

LIVING ROOM
14' 2" x 10' 7" (4.32m x 3.23m)

BEDROOM ONE
14' 9" x 10' 7" (4.5m x 3.23m)

BEDROOM FOUR/STUDY
9' 1" x 8' 7" (2.77m x 2.62m)

SHOWER ROOM

FIRST FLOOR

BEDROOM TWO
15' 4" x 10' 2" (4.67m x 3.1m)

EN-SUITE BATHROOM

BEDROOM THREE
15' 6" x 8' 7" (4.72m x 2.62m)

EN-SUITE BATHROOM

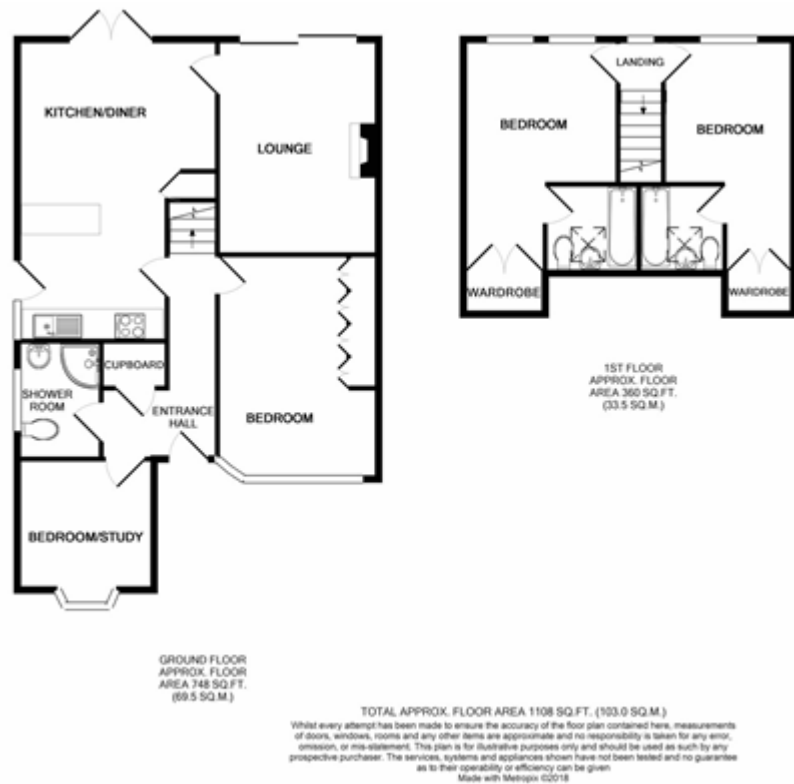
OUTSIDE

GARDEN STUDIO

WEST FACING REAR GARDEN

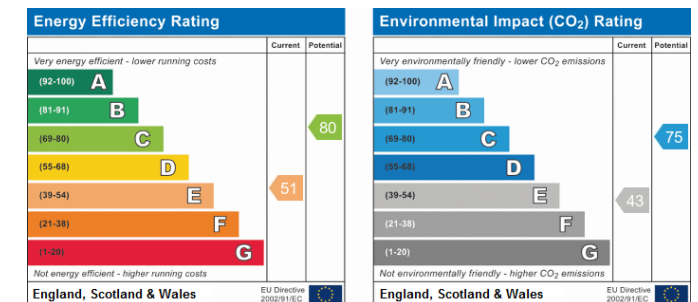
PRIVATE DRIVEWAY

Picture this...



Why not take a short ride or hop onto a bus into the City Centre for an adventure. There you can really soak up Brighton and Hove's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and many shops that are available.

If you're in the mood for something more local then you can take a stroll to either the 'Wilmington' or 'The Ladies Mile' which is famous for their 'pub grub' and ideal for a few drinks after a long day at work.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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