

Spencer  
& Leigh



10 Brangwyn Avenue, Brighton, BN1 8XG

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Brighton, BN1 8XG

Guide Price £900,000 - £1,000,000 Freehold

- Very spacious semi detached home
- Four/five bedrooms
- 23' Living room with inglenook fireplace
- Large L shaped kitchen
- G/f cloakroom/Wc, F/f en suite and family bathroom
- Well presented throughout
- Vendor suited
- Good size garden with raised deck and lawn
- Internal inspection recommended
- Exclusive to Spencer & Leigh

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An attractive semi-detached family home situated in the popular Brangwyn district of Brighton neighbouring the sought after location of Withdean. This attractive semi detached family home is extremely well presented and really must be seen to be fully appreciated. WE LOVE the spacious entrance hall with beautiful wood flooring and a stunning galleried first floor landing. There is a good size bay fronted lounge dining room with a feature fireplace. The generous L shaped kitchen is well equipped with shaker style units, an 'Aga' and a butler sink. There is also an adjoining play room that could be used as an additional bedroom/study depending on your family needs. At the first floor there are four large bedrooms, with the main benefitting from an en suite. The bathroom is well equipped with a white modern family suite with over bath shower. Outside the garden features a raised decked terrace and level lawn, complete with an insulated log cabin which can be used as a home office or teenage snug with full power and broadband. At the front of the property is a private driveway that leads to the heated garage. Other key points worthy of a mention include double glazing, gas fired central heating, drawings being available for extension and a motivated seller who has found a home they are looking to purchase. Exclusive to Spencer & Leigh, Viewing recommended.

Council Tax Band F: £3,218.10 2023/2024



Brangwyn Avenue is a highly sought after location with excellent commuter links to the cities of Brighton and London via the A23 and Preston Park mainline railway station. Patcham Old Village is a short walk away along with its charming shops and eateries. Popular schools catering for all ages are within walking distance.

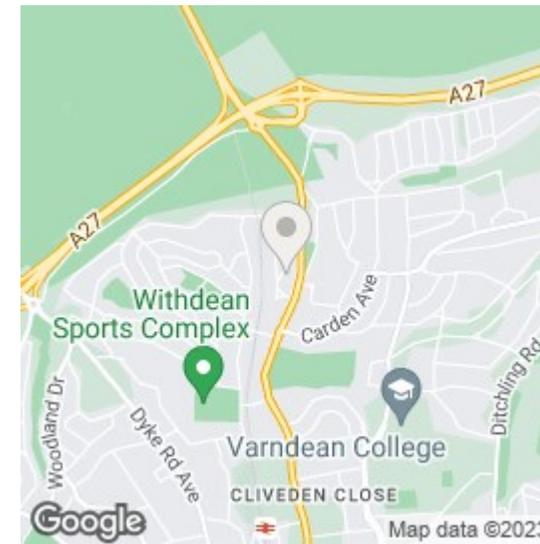


Entrance  
 Entrance Hallway  
 Living Room  
 17'2 x 12'  
 Kitchen/Dining Room  
 23'4 x 18'8  
 Utility Room  
 9'7 x 3'4  
 Play Room  
 12'2 x 9'4  
 G/F Cloakroom WC  
 Stairs rising to First Floor  
 Bedroom  
 18'11 x 13'  
 En-suite Shower Room/WC  
 Bedroom  
 14'6 x 12'  
 Bedroom  
 13'8 x 12'  
 Bedroom  
 12'3 x 10'3  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Log Cabin  
 11'3 x 8'7  
 Garage

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Brangwyn Avenue



Approximate Gross Internal Area = 172.06 sq m / 1852.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.