

**Spencer  
& Leigh**



**30, Brangwyn Avenue, Brighton, BN1 8XG**

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Brighton, BN1 8XG

Price £775,000 - £825,000 Freehold

- Extended detached family home of character
- Three first floor bedrooms
- Family bathroom & ground floor cloakroom
- Spacious dual aspect living room with patio doors
- Extended separate dining room
- Kitchen & utility room, further potential to extend, STC
- Private driveway, parking & integral garage
- Delightful rear garden with patio
- Desirable Brangwyn location close to South Downs
- Exclusive to Spencer & Leigh, viewing recommended

An attractive Tudor Style detached family home with extended ground floor living space. This delightful home is located in the popular district of Brangwyn, on the outskirts of Brighton, close to the South Downs National Park. The living space is well balanced and light with a spacious entrance hall and ground floor cloakroom. From here your eye is drawn to a dual aspect living room having pleasant views overlooking the rear garden with large patio doors. The extension on the ground floor provides a separate dining room with plenty of space for a table and chairs, perfect for entertaining. The kitchen is clean, functional and features a separate utility room. This room offers potential to modernise and extend, to become your dream home kitchen, subject to the required consent. On the first floor there are three good size double bedrooms along with a white modern shower room & separate WC. Outside the property features a mature rear garden with full width level lawn, paved patio and mature stocked flower bed borders with a variety of plants. Other points worthy of a mention include gas fired central heating and double glazing. Viewing highly recommended, Exclusive to Spencer & Leigh.



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  
 Reception Room  
 14'1 x 12'9  
 Sitting Room  
 11'9 x 9'2  
 Dining Room  
 16' x 10'5  
 Kitchen  
 12'5 x 9'2  
 Utility Room  
 5'10 x 5'2  
 G/f Cloakroom  
 Stairs rising to First Floor

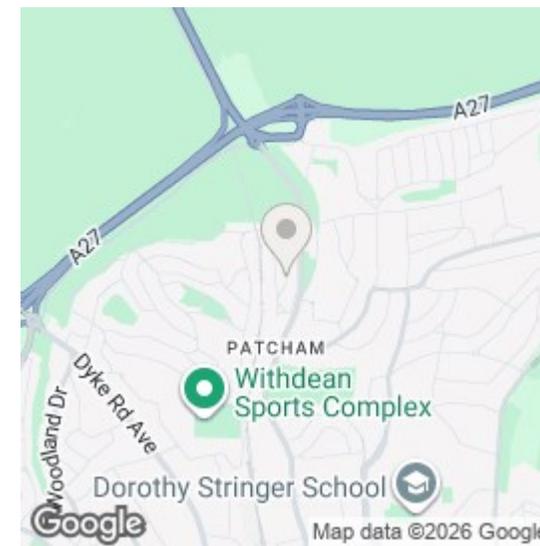
Bedroom  
 16'4 x 12'5  
 Bedroom  
 12'9 x 9'10  
 Bedroom  
 9'10 x 9'6  
 Shower Room  
 Separate W/C  
 OUTSIDE  
 Rear Garden  
 Garage  
 15'8 x 7'10

Property Information  
 Council Tax Band F: £3,547.26 2025/2026  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway and un-restricted on street parking  
 Broadband: Standard 16 Mbps, Superfast 75 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

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.

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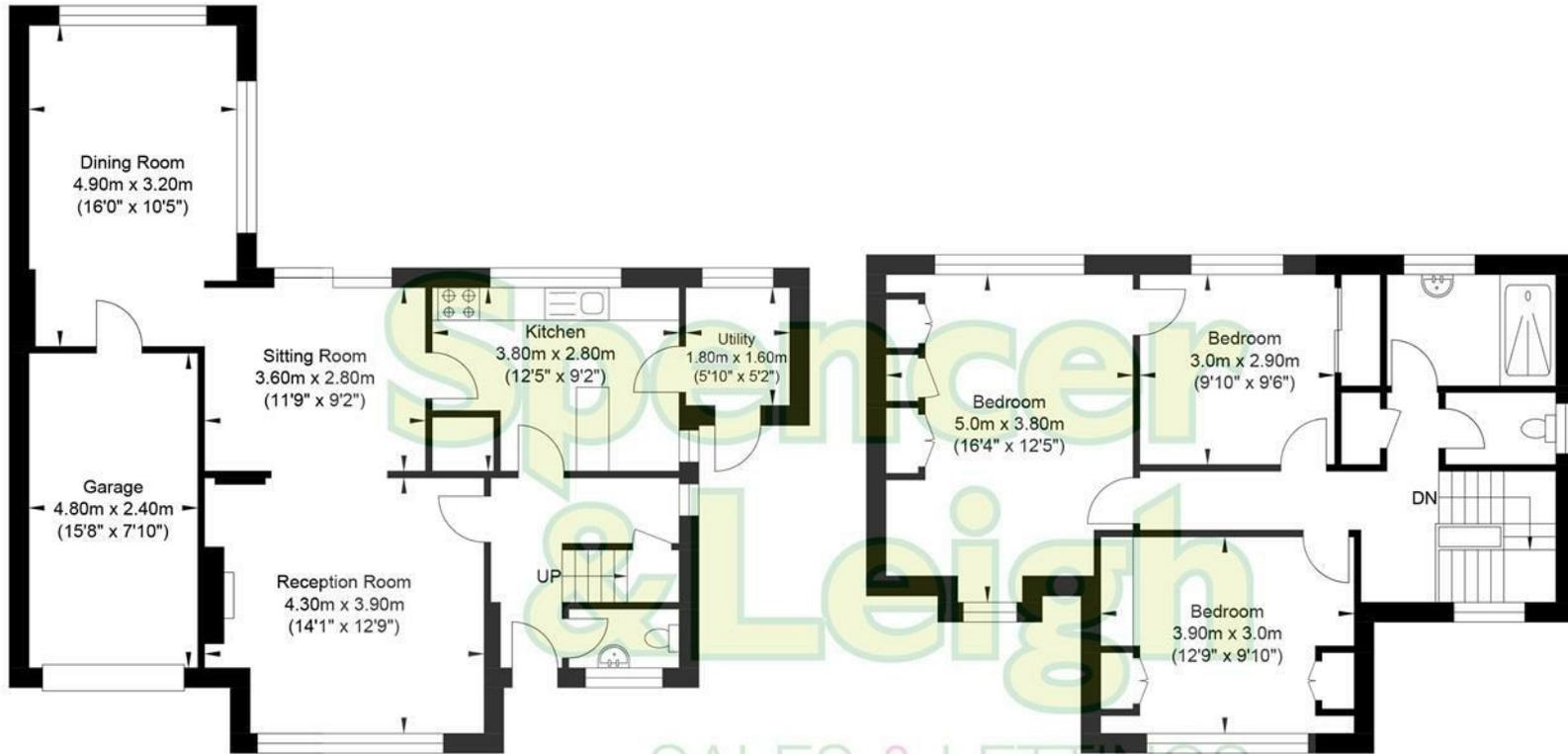
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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



Ground Floor  
Approximate Floor Area  
833.77 sq ft  
(77.46 sq m)

First Floor  
Approximate Floor Area  
628.39 sq ft  
(58.38 sq m)

Approximate Gross Internal (Including Garage) Area = 135.84 sq m / 1462.16 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.