



85, Brangwyn Drive, Brighton, BN1 8XB

Spencer  
& Leigh

85, Brangwyn Drive,  
Brighton, BN1 8XB

£2,750 PCM -

- Spacious detached family home
- Immaculate internal condition
- Four good size bedrooms
- Generous through lounge dining room
- Large decked terrace from dining room
- Modern fitted kitchen & separate utility room
- Luxury family bathroom with shower,
- Private vehicle parking spaces
- Available to rent from early July
- Viewing considered essential

Light, bright and superbly presented is this detached family home located in the popular district of Brangwyn on the cusp of Patcham Old Village & Westdene. The property features quirky accommodation of generous proportions arranged over two levels, so if you're looking for something a little bit different from the norm, this great home could be just for you. Entering the property at the first floor via a spacious hallway with built in storage cupboards your, eyes are drawn to a large dual aspect through lounge/dining room with elevated views and an amazing raised decked terrace accessed via dual opening doors from the dining room. The kitchen is equipped with modern fitted units and built in cooking appliances with the advantage of a separate utility room for domestic appliances. Across the hallway is a delightful double bedroom with built in wardrobe cupboards and lovely views. The sumptuous family bathroom is right next door and features a sunken bath and separate shower. Moving downstairs there are three further bedrooms of good size along with a convenient cloakroom/WC across the hall. Outside there is an easy to manage rear garden with leafy green views and private parking at the front of the property. Available to rent from early July on an unfurnished basis. COUNCIL TAX - F



Brangwyn Drive 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  
 18'6 x 11'4  
 Dining Room  
 11'4 x 8'6  
 Kitchen  
 11'4 x 8'6  
 Bedroom  
 15'5 x 10'11  
 Bathroom  
 8'8 x 6'6  
 Stairs descending to Lower Ground Floor

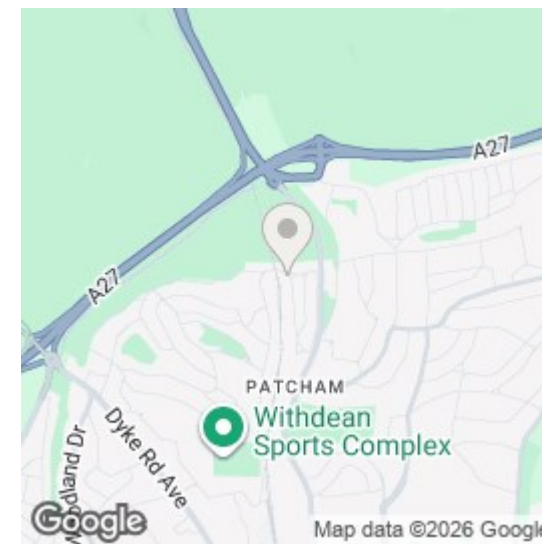
Bedroom  
 17'7 x 9'10  
 Bedroom  
 14'9 x 9'10  
 Bedroom  
 14'9 x 7'1  
 Cloakroom/WC  
 5'11 x 4'1  
 Utility Room  
 6'8 x 5'9  
 OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band F: £3,547.26 2025/2026  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private driveway and free on-street parking  
 Broadband: Standard Up to 24 Mbps, Superfast 48-76 Mbps, Ultrafast Full Fibre Up to 1800 Mbps  
 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.

t: 01273 565566

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



Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>80</b> |
| (55-68) <b>D</b>                                   | <b>62</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



# Brangwyn Drive



Lower Ground Floor  
Approximate Floor Area  
606.65 sq ft  
(56.36 sq m)

Ground Floor  
Approximate Floor Area  
833.66 sq ft  
(77.45 sq m)



Approximate Gross Internal Area = 133.81 sq m / 1440.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.