

**Spencer
& Leigh**



25 Baranscraig Avenue, Brighton, BN1 8RF

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Guide Price £600,000 - £650,000 Freehold

- Extended Semi-Detached Family Home
- Vendor Suited Onwards
- Four Good Sized Bedrooms
- Principle Bedroom en-Suite in the Loft
- Through Lounge Diner
- Kitchen Illuminated by Sky Lights and Bi-Folding Doors
- Plantation Shutters Fitted to All Windows
- Westerly Facing Garden, Surrounded by Raised Decked Terrace
- Private Hardstanding for Two Cars
- Exclusive to Spencer & Leigh

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Spencer & Leigh are delighted to offer for Sale this beautifully presented Four-Bedroom Family home, located in a Sought after Road moments from the Heart of Patcham and the Village itself.

The property benefits from a Full-Width Ground-Floor Extension creating both a spacious & bright communal area, which flows seamlessly through to the garden via the Kitchen. Boasting a long run of Floor & Wall-Mounted Units hiding away essential White Goods, whilst the Centre of the Room features a Breakfast Bar beneath two huge SkyLights that illuminate the space below. Furthermore Bi-Folding Doors across the rear of the property allow both Inside & outside living during the Summer Months which is Extended due to the Westerly aspect of the Garden. A mix of Low Maintenance Astroturf and raised Decked terrace Surrounds, this caters for all ages!

Back inside the property is presented in immaculate condition from Top-to-Bottom and is simply ready to move straight in. The recently converted Loft Space now features the Principle Bedroom with a Luxury En-Suite Shower room. Whilst on the First Floor there are Three further Bedrooms, Two Large Doubles and a further Single that is currently used as a Home Office. Other points worth of a mention are Plantation Shutters being installed on the remainder of the windows internally, plush Grey Carpets to all Rooms on the First Floor and Private Parking at the Front for at Least Two Vehicles! The Icing on the Cake is our Vendors are suited so Early Viewing is Deemed essential to appreciate all this Immaculate Family Home gas to offer!



Baransraig Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Matalan and Asda stores and what are considered to be good schools and colleges. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance

Entrance Hallway

Sitting/Dining Room

26'2 x 11'8

Kitchen

17'11 x 15'10

Stairs rising to First Floor

Bedroom

14' x 11'1

Bedroom

11'10 x 11'1

Bedroom

7'4 x 5'10

Family Bathroom

Stairs rising to Second Floor

Bedroom

17'9 x 11'6

En-suite Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric, Mains water and sewerage

Parking: Private Driveway and un-restricted on street parking

Broadband: Standard 7 Mbps, Superfast 78 Mbps, Ultrafast 1800

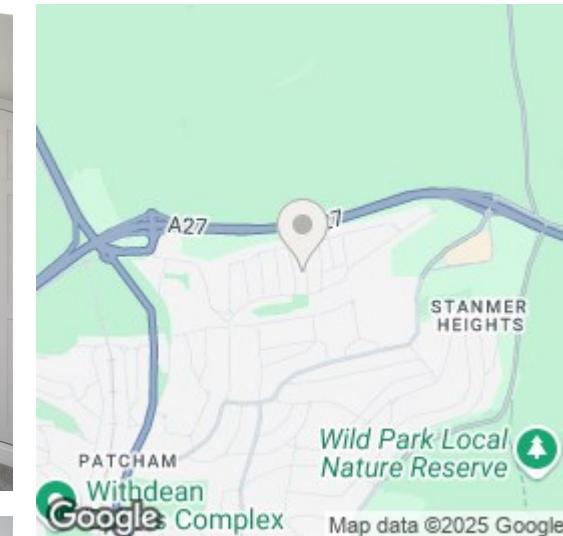
Mbps available (OFCOM checker)

Mobile: Fair/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



Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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