



Brighton, BN1 5GE

Offers in excess of £575,000

A beautifully presented three bedroom semi detached family home, offering bright and spacious accommodation, a private driveway, garage, useful ancillary space and an attractive rear garden with elevated far reaching views across the surrounding area.

The property has been thoughtfully updated by the current owners and now provides stylish, well balanced accommodation arranged over two floors. On the ground floor, the entrance hall leads through to a generous double aspect living and dining room, creating an excellent main reception space for both everyday family life and entertaining. The kitchen has a sleek contemporary finish with ample storage and worktop space, while the adjoining sun room provides a versatile additional reception area with direct access out to the garden, making it ideal as a playroom, garden room or relaxed seating area.

A particularly useful feature of the house is the additional gym and utility room, which offers excellent flexibility for buyers needing home working space, a hobbies room, storage or a fitness area.

On the first floor, there are three bedrooms and a modern family bathroom, all presented in smart decorative order. The principal and second bedrooms are both comfortable doubles, with the third bedroom making an ideal child's room, nursery or study.

Outside, the property continues to impress with a private front garden, off street parking and access to the garage. To the rear, the garden enjoys an elevated position with a decked seating area, lawn and open outlook, providing an excellent space for children, entertaining and outdoor dining.

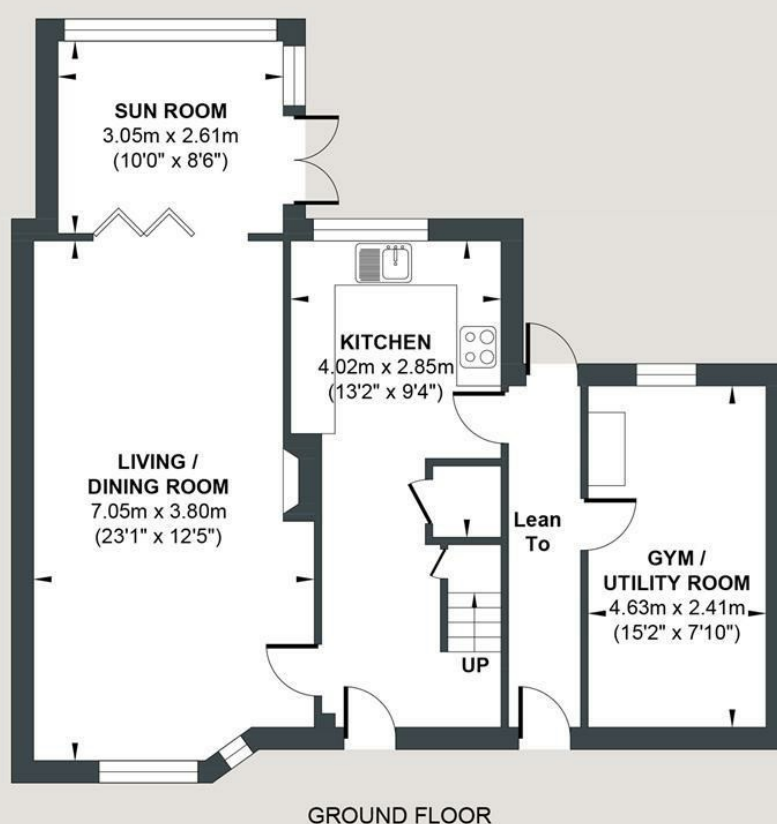
Bramble Rise is an excellent opportunity to acquire a well maintained family home in a popular residential location, close to local amenities, well regarded schools and convenient transport links into Brighton and beyond.



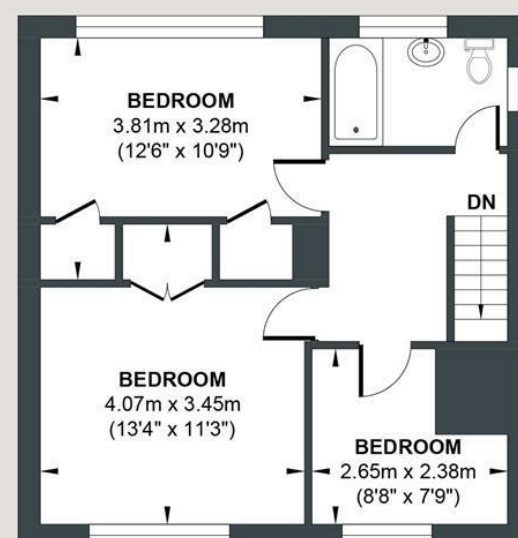
- Three bedroom semi detached house
- Spacious living and dining room
- Bright sun room
- Private driveway
- Elevated far reaching views
- Beautifully presented throughout
- Modern fitted kitchen
- Gym and utility room/Garage
- Large rear garden
- Popular Brighton location

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 109.59 sq m / 1179.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
730.22 sq ft
(67.84 sq m)



FIRST FLOOR

Approximate Floor Area
449.39 sq ft
(41.75 sq m)



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These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

