



FOSTER  
& CO.

# Brangwyn Drive

Brighton, BN1 8XD

Asking price £1,250,000

A wonderfully appointed four double bedroom Neo-Tudor detached family home positioned in the desirable location that is the Brangwyn Estate and benefitting from a substantial west-facing garden and off-road parking.

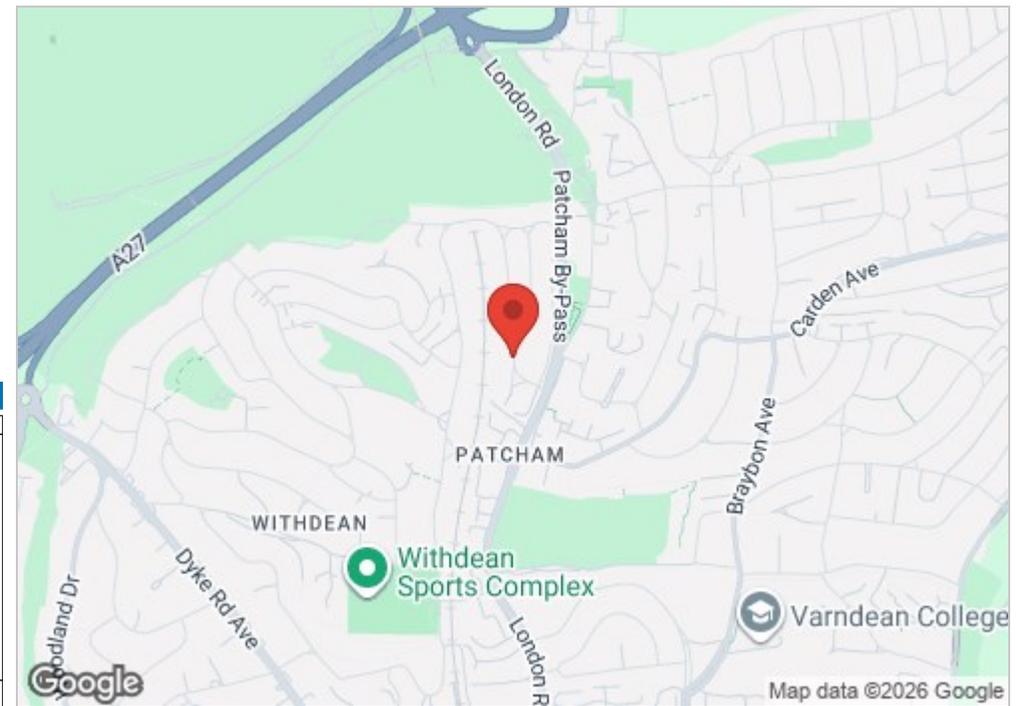
Occupying a large plot and boasting nearly 3000 sqft, the property has been enlarged and modernised throughout including a double story side extension, rear extension, integrated gym, eco heating system, and a full rewire.

Beautiful throughout with neutral tones, and natural wood and stone features, the ground floor exudes a feeling of space, calm and serenity. There is a large connecting double reception room with wood burning stove and bespoke bookcases and shelving coupled with a large sociable family space with a superbly appointed kitchen that includes a tasteful stone island and an array of integrated appliances. Light, bright, and airy this is the hub of the home.

From here doors lead out onto a wonderful 2 tiered west facing garden which features a patio area, sunken trampoline, and a delightful Wendy's house. There is also a handy utility room on this floor as well as the bespoke gym.

The upper floor has four good sized double bedrooms, and 3 bathrooms with 2 en suites one of which is jack and jill presented with a luxurious plush and comfortable feel.

Brangwyn Drive forms part of the highly desirable Brangwyn district of Brighton and is to be found backing onto Coney Hill. The nearby A23 provides direct access to the city centre, seafront, and promenade whilst the A23/A27 road link interchange provides access in all directions. Preston Park railway station can be found on Clermont Road providing northbound commuters with links to London/the city.

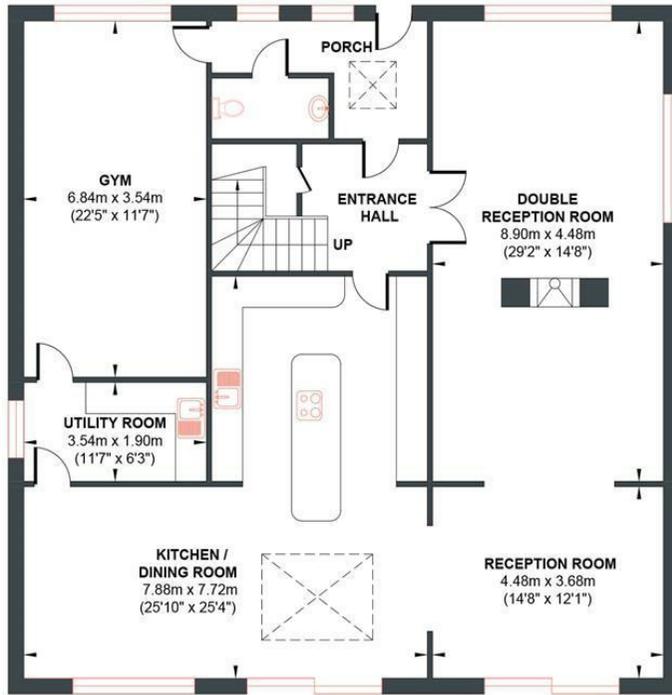


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          | 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

- DETACHED
- 3 BATHROOM
- GYM
- DRIVEWAY
- 2977 SQFT
- 4 BEDROOM
- 3 RECEPTION ROOMS
- LARGE GARDEN
- KITCHEN
- FANTASTIC LOCATION

# BRANGWYN DRIVE

Approx. Gross Internal Floor Area 276.6 sq m / 2977.0 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
1684.50 sq ft  
(156.50 sq m)



FIRST FLOOR

Approximate Floor Area  
1292.70 sq ft  
(120.10 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



