

# 2 Grangeways

Brighton, BN1 8XN

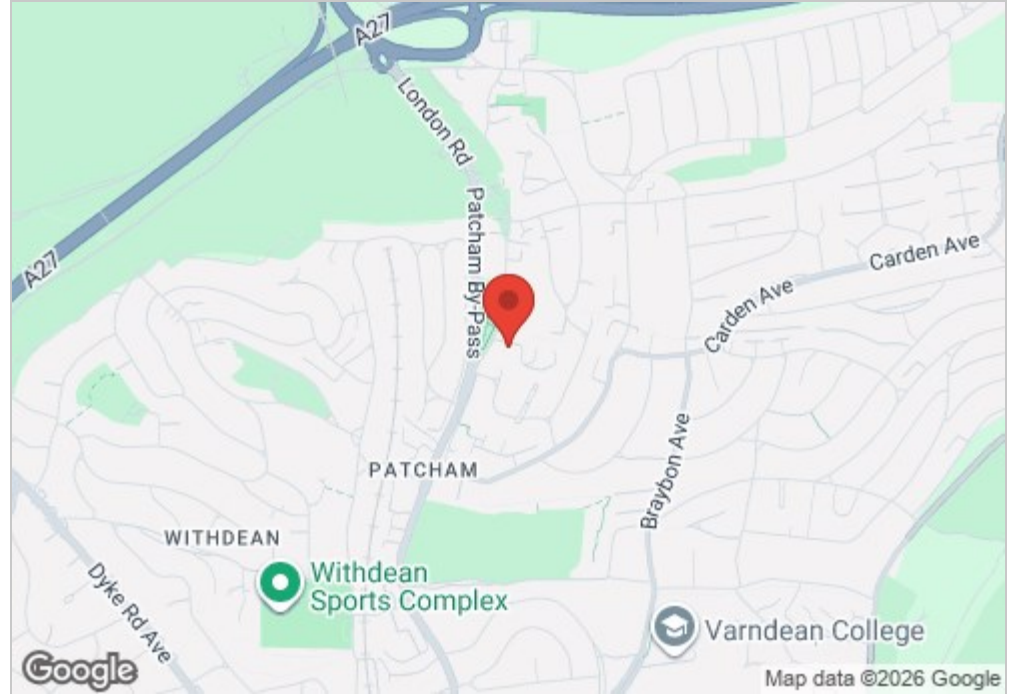
**Guide price £925,000**

Guide Price £925,000 to £950,000.....A handsome detached family home of real character, offering approximately 1,879 sq ft of accommodation including the outbuilding, positioned behind a private driveway in a sought after residential setting in Brighton. With its attractive Tudor style frontage, generous internal layout, large rear garden and highly versatile detached garden room, this is a home that combines charm, space and practicality in equal measure.



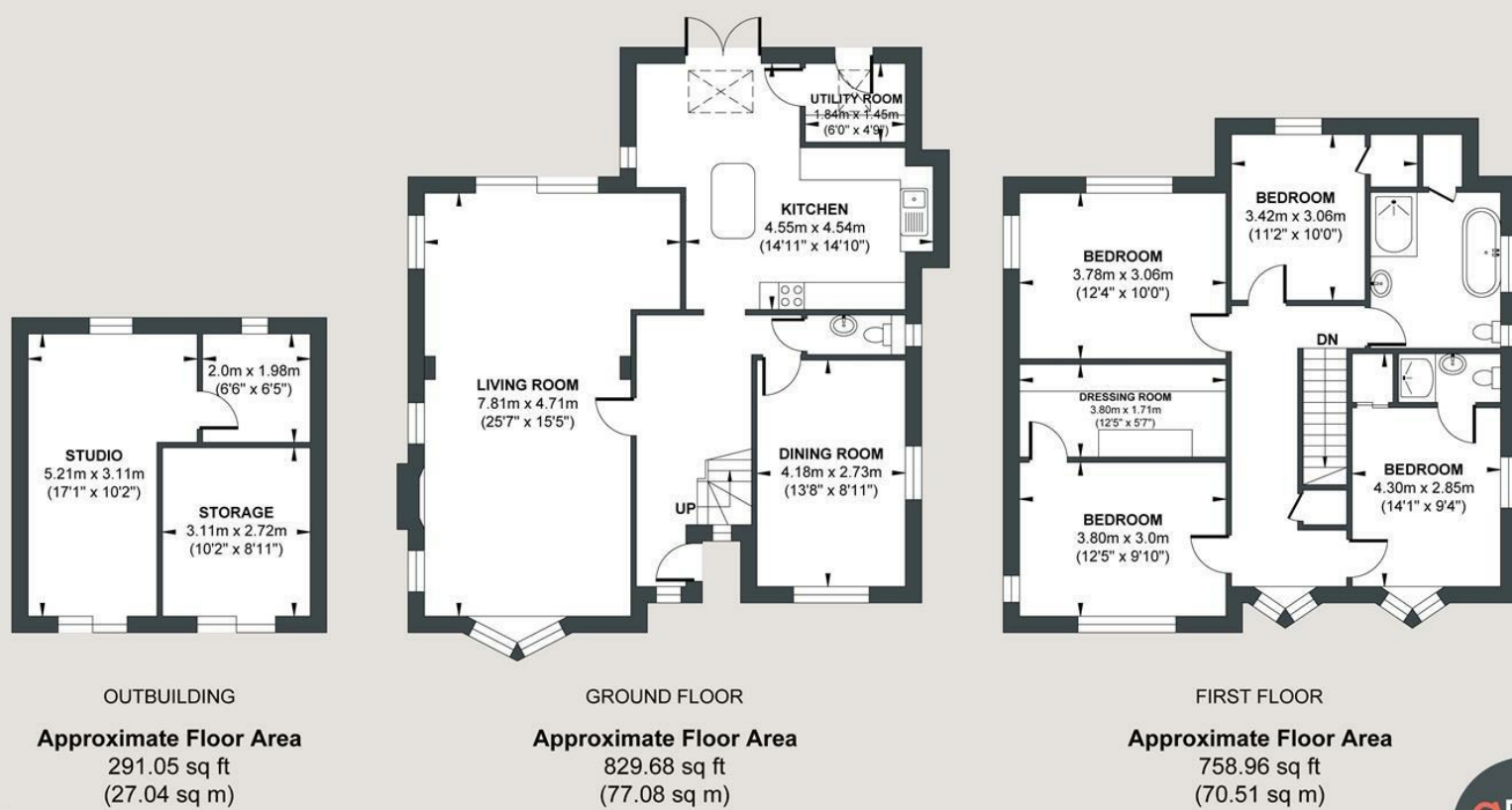
- Guide Price £925,000 to £950,000
- Four well proportioned bedrooms
- Modern kitchen breakfast room with garden access
- Principal bedroom with en suite shower room
- Large rear garden with mature planting and lawn
- Approximately 1,879 sq ft including outbuilding
- Generous 25 ft living room with feature fireplace
- Separate dining room and useful utility room
- Stylish family bathroom with freestanding bath
- Detached studio outbuilding offering excellent versatility

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		
	<b>73</b>	<b>80</b>
	EU Directive 2002/91/EC	
	England & Wales	



## GRANGEWAYS

Approx. Gross Internal Floor Area (Including Outbuilding) = 174.63 sq m / 1879.69 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



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All measurements are approximate

