



# 19 Ainsworth Avenue

Brighton, BN2 7BH

**Asking price £799,500**

A bright and spacious detached family home offering versatile living space, generous gardens, and far-reaching views towards the South Downs. Positioned in one of Brighton's most sought-after residential avenues, this four-bedroom property combines practicality with potential, ideal for growing families or those seeking a peaceful coastal lifestyle.

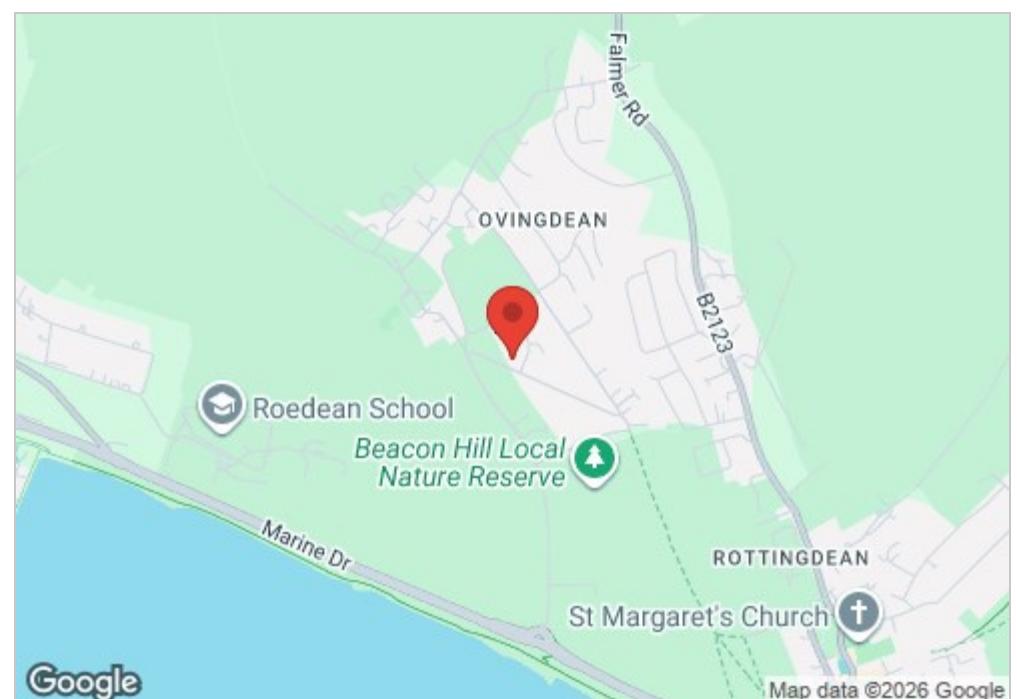
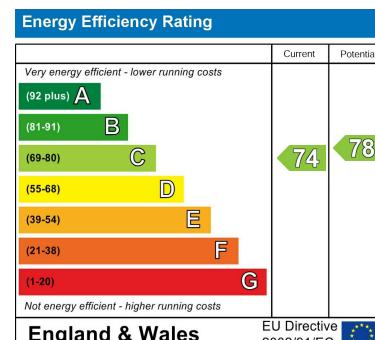
The ground floor features a welcoming entrance porch leading into a large sitting room with a feature fireplace and wooden flooring, which flows seamlessly through to the dining area. Beyond is a well-proportioned kitchen overlooking the rear garden, together with a separate snug at the front — perfect as a home office or playroom. There is also a ground-floor bedroom and a modern shower room, offering flexibility for guests or multigenerational living.

Upstairs, the spacious landing leads to three double bedrooms, all enjoying pleasant outlooks — the rear rooms benefiting from elevated views across the gardens and towards the Downs. The family bathroom is fitted with both a bath and a separate shower.

Outside, the 100ft mature rear garden enjoys excellent privacy, with established trees, lawn, and a patio area ideal for outdoor dining. To the front, there is a wide driveway providing ample off-street parking and access to a detached double garage.

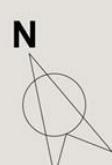
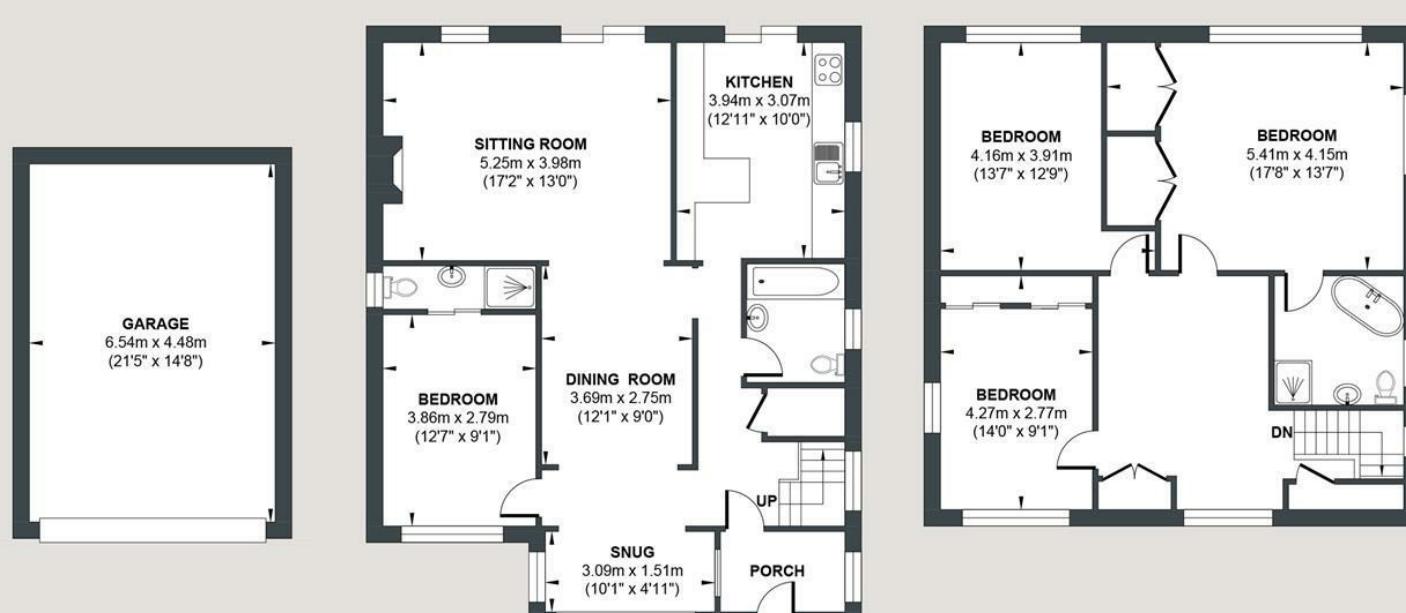
Ainsworth Avenue is a quiet, tree-lined address located close to local shops, schools, and transport links, while the beach, seafront promenade, and open countryside of the South Downs National Park are all within easy reach.

- Detached four-bedroom family home
- Large sitting room with feature fireplace
- Modern kitchen overlooking the rear garden
- Three generous first-floor bedrooms
- Wide driveway providing ample off-street parking
- Bright and spacious layout
- Separate snug ideal as a home office, playroom, or second reception
- Ground-floor double bedroom and shower room
- Two en-suites and one family bathroom
- Mature 100ft rear garden



## Ainsworth Avenue

Approx. Gross Internal Floor Area (Excluding Garage) = 154.92 sq m / 1667.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



### GARAGE

**Approximate Floor Area**  
315.38 sq ft  
(29.30 sq m)

### GROUND FLOOR

**Approximate Floor Area**  
892.54 sq ft  
(82.92 sq m)

### FIRST FLOOR

**Approximate Floor Area**  
775.0 sq ft  
(72.0 sq m)

