



# 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 chain-free 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.

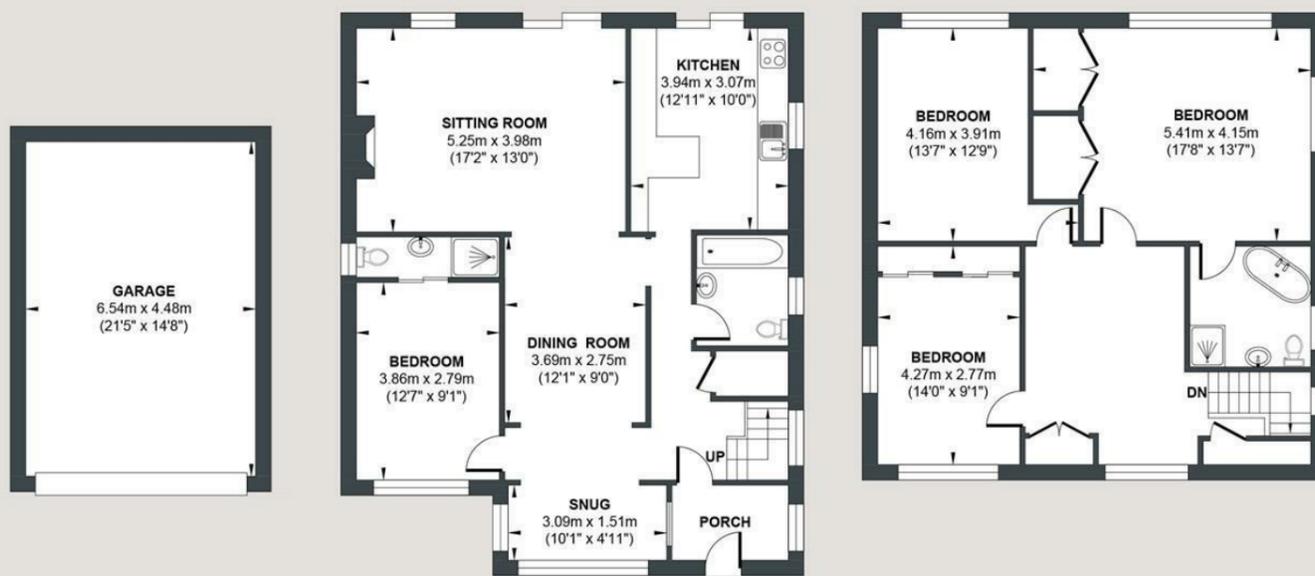


- Detached four-bedroom family home
- Chain Free
- Large sitting room with feature fireplace
- Separate snug ideal as a home office, playroom, or second reception
- Modern kitchen overlooking the rear garden
- Ground-floor double bedroom and shower room
- Three generous first-floor bedrooms
- Two en-suites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

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		
	74	78
England & Wales	EU Directive 2002/91/EC	

## 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)



Foster & Co and their clients give notice that:  
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

