

Avard
Estate Agents

Craignair Avenue

, Brighton, BN1 8UH

Offers in excess of £625,000

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Craignair Avenue





Description

Spacious Four-Bedroom Family Home Arranged Over Three Floors, Boasting an Extended Kitchen/Dining Room, Loft Conversion, En-Suite Shower Room, Large Rear Garden and Off-Road Parking

Avard Estate Agents are delighted to offer for sale this impressive and beautifully presented four-bedroom semi-detached family home situated in a popular residential location in Patcham.

This attractive property has been thoughtfully extended and cleverly converted to provide spacious and versatile accommodation arranged over three floors. The well-designed layout makes excellent use of the living space whilst retaining generously proportioned hallways and a wonderful sense of space throughout, making it an ideal home for modern family living.

The ground floor accommodation comprises a welcoming entrance hallway leading to a comfortable and inviting living room, providing the perfect space for relaxation. To the rear of the property is a superb extended kitchen/dining room, creating a fantastic space for family life and entertaining. This impressive open-plan area benefits from direct access to the rear garden, seamlessly connecting the indoor and outdoor living spaces.

On the first floor, a landing provides access to three bedrooms and a family bathroom, offering flexible accommodation suitable for growing families, guests or those requiring additional space for home working.

A particular feature of this wonderful home is the impressive loft conversion, occupying the entire second floor. This versatile loft space provides a generous fourth bedroom, complemented by a fantastic en-suite shower room. The conversion has been carefully considered to maximise the available space, creating an excellent principal bedroom suite or private guest accommodation.

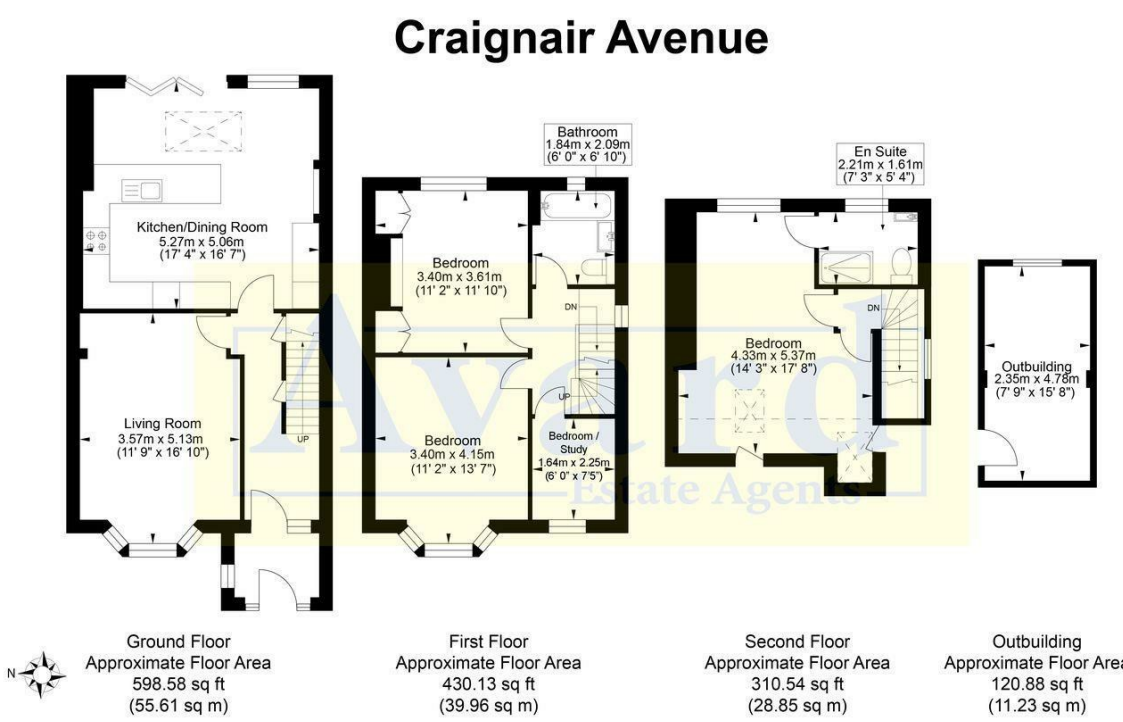
- Impressive four-bedroom semi-detached family home
- Spacious accommodation arranged over three floors
- Superb extended kitchen/dining room
- Impressive second floor loft conversion
- Popular residential location in Patcham
- Large Rear Garden
- Block-paved driveway providing off-road parking
- Garage Converted To Home Office
- Off Road Parking/Private Drive
- Excellent Family Home





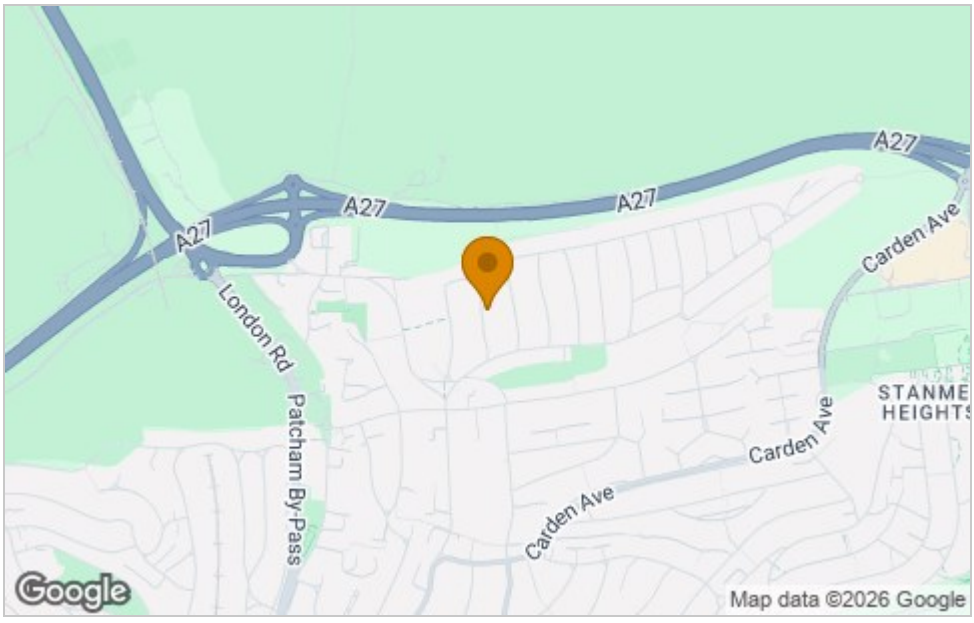

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Floor Plan

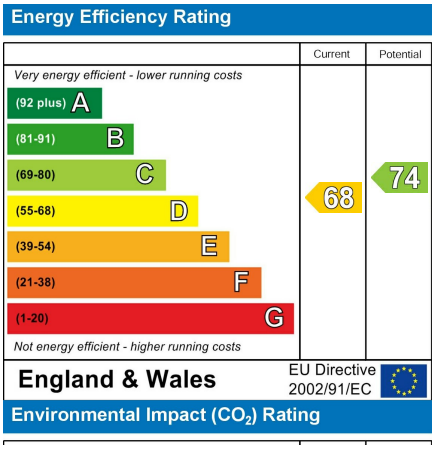


Approximate Gross Internal Area (Excluding Outbuilding) = 124.42 sq m / 1339.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Avard Estate Agents 143 Ditchling Road, BN1 6JA
Tel: 01273696000 Email: info@avards.co.uk http://www.avard.co.uk