



Brangwyn Avenue

, Brighton, BN1 8XH

Guide price £700,000 to £750,000



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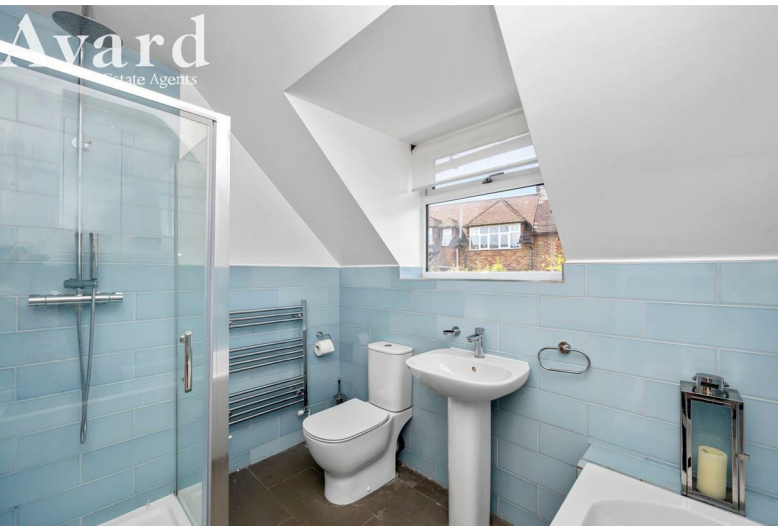
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Description

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Avard Estate Agents are delighted to present this attractive three-bedroom semi-detached house, offering the rare advantage of a substantial side plot with existing planning permission for a two-storey extension offering remarkable scope for future enhancement.

Ideally positioned on Brangwyn Avenue, within the prestigious and much sought-after Brangwyn district on the northern fringes of Brighton, this property enjoys an enviable balance of tranquillity and connectivity. The nearby A23 provides seamless access to Brighton's vibrant city centre, renowned seafront, and iconic promenade, while the A23/A27 interchange ensures effortless travel in all directions. Preston Park railway station, conveniently located on Clermont Road, offers excellent northbound commuter links to London and the City. The area is further complemented by a superb selection of highly regarded schools catering to all age groups.

The accommodation is both elegant and versatile, comprising a welcoming entrance hallway leading to a generous living and dining area, ideal for both refined entertaining and everyday living. The well-appointed kitchen is complemented by a flexible office or study, perfectly suited to modern working arrangements, alongside a convenient ground floor W/C.

Externally, the property continues to impress, featuring off-road parking to the front and a beautifully proportioned rear garden. The expansive side plot, complete with existing planning consent for a two-storey extension, represents a truly outstanding opportunity to create a significantly enhanced family home tailored to individual aspirations.

This is a rare offering that effortlessly combines immediate comfort with exceptional future potential in one of Brighton's most desirable residential settings.

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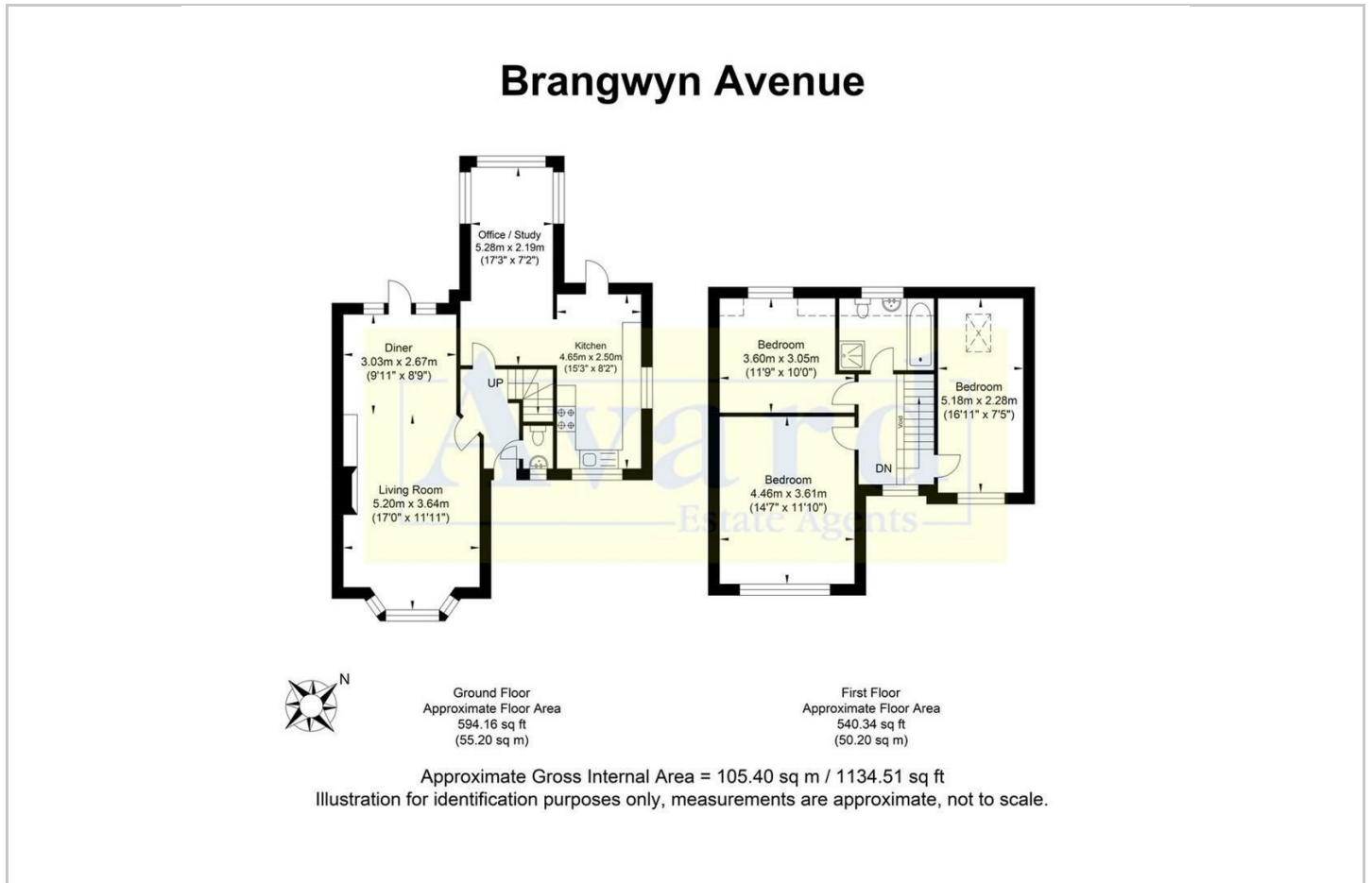
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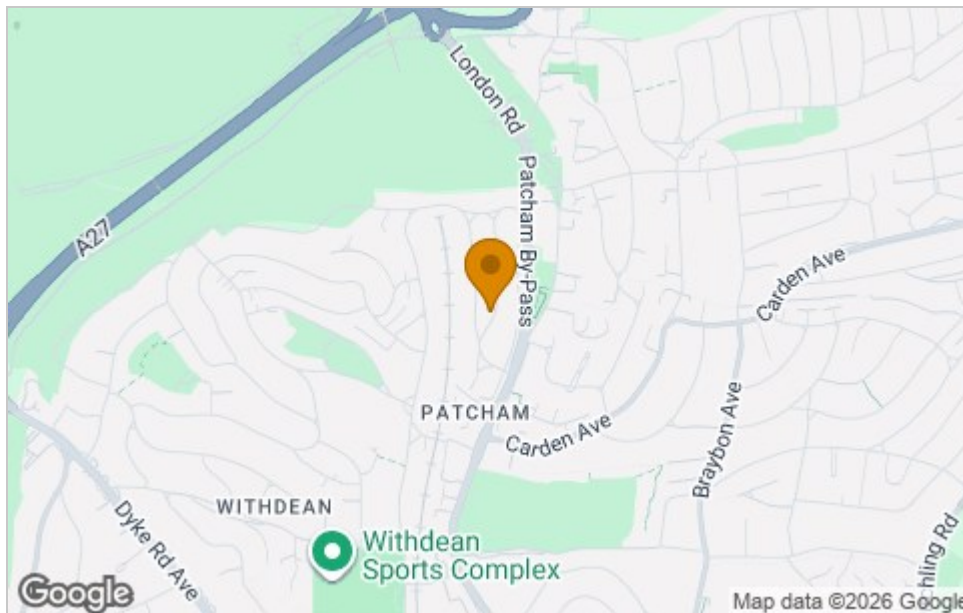
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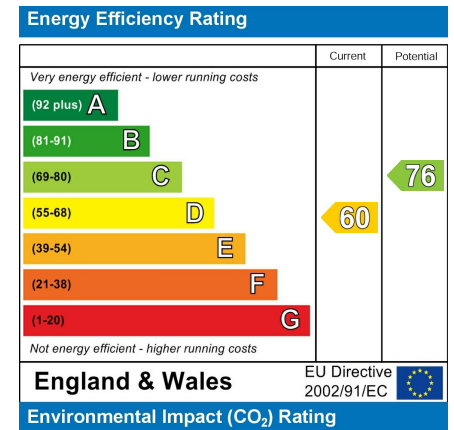
Floor Plan



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.

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