



- A Fantastic Four Bed Detached Residence
- Excellent Condition Throughout
- Ground Floor Airbnb Potential
- Gated Entrance With Private Driveway
- Garage

Braypool Lane, Brighton, BN1 8ZH

Guide Price £700,000 £750,000

This is a great opportunity to acquire a rarely available property that offers ample space and is situated in one of Brighton's best kept secret locations. The property has the best of both worlds here, as it is close enough to the City Centre to enjoy the buzz and atmosphere, but yet has that quiet countryside living feel too.



Property Description

Amazing! This is best word to describe this wonderful detached residence which has been beautifully maintained and presented by the current owner. Having its very own gated entrance, this lovely family home occupies a peaceful position in a secluded semi-rural location on this private lane. This is a real hidden gem within the city and perfect for a family wanting to be close to nature.

Finished to a good standard throughout the property, this home offers the chance of modern day living combined with peace and tranquility. Entertaining in the kitchen diner is the ideal place to rustle up a culinary delight with friends and family close by allowing you to feel included. In addition to the ground floor there is a good size sitting room and off the spacious hallway, a utility room, double bedroom and WC which provides potential to be a guest suite for visiting parents or Airbnb income potential.

Upstairs you have three double bedrooms, a large family bathroom and an en-suite shower room. Outside there is a lawned garden and a raised terrace area, both are great spaces to sit and relax in with a nice glass of something. There is also a separate annexe which the current owners use as an office, this is a real benefit and can provide some privacy when you need it. You have ample off road parking, in addition to an undercover space for your vehicle.



An array of shops include a local bakery, tea rooms, co-op and restaurants can be accessed nearby in Patcham Old Village, along with popular schools which cater for all age groups. However, if you want to explore and enjoy all the hustle and bustle of this vibrant city, then you can either take a short drive or hop onto a bus and be in the centre or seafront within minutes.



Accommodation

GROUND FLOOR

ENTRANCE HALL

LOUNGE

16' 5 max" x 14' 10 max" (5m x 4.52m)

KITCHEN/DINING ROOM

27' 1 max" x 14' 1 max" (8.25m x 4.29m)

UTILITY ROOM

8' 6" x 7' 1" (2.59m x 2.16m)

CLOAKROOM

BEDROOM FOUR

14' 10" x 10' 4" (4.52m x 3.15m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 13' 10" (4.5m x 4.22m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

14' 1 into bay" x 13' 2" (4.29m x 4.01m)

BEDROOM THREE

13' 2" x 13' 2" (4.01m x 4.01m)

FAMILY BATHROOM

OUTSIDE

PRIVATE DRIVEWAY

GARAGE

COURYARD GARDEN

LAWNED GARDEN

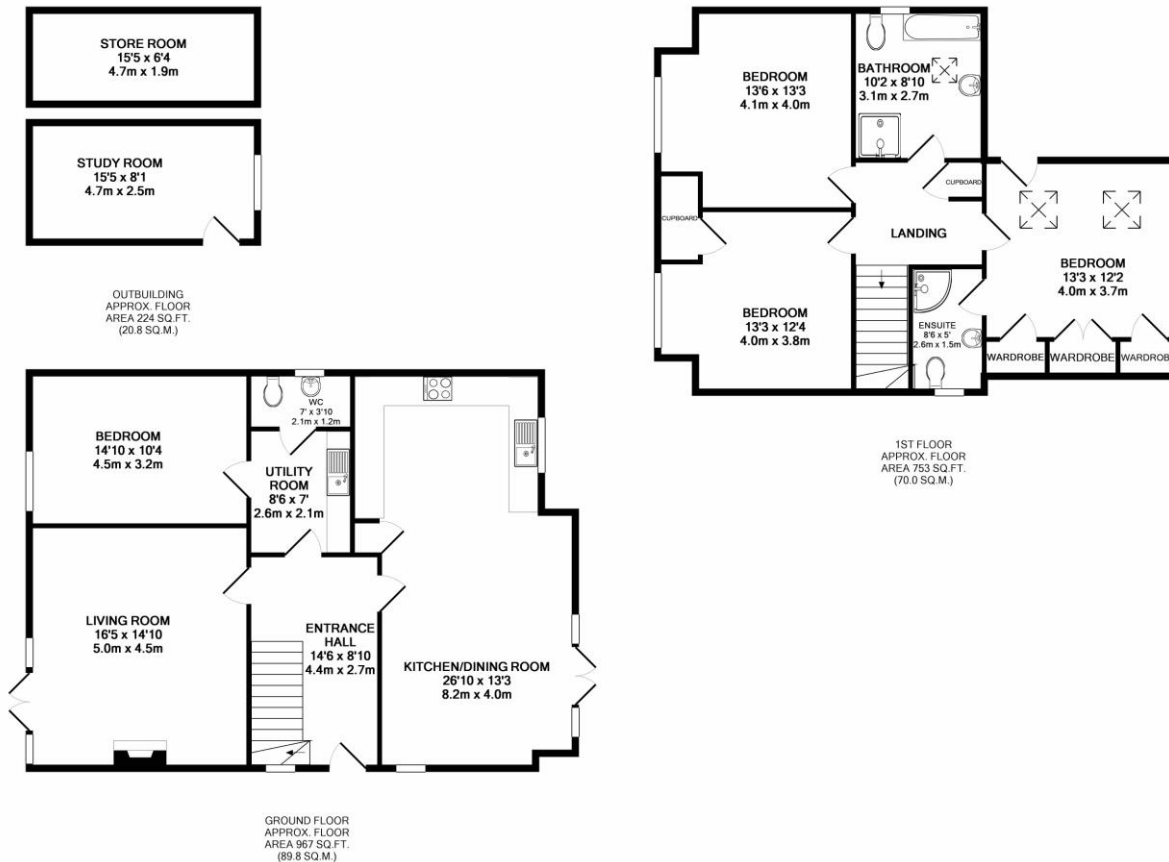
HOME OFFICE

15' 5" x 8' 1" (4.7m x 2.46m)

Picture this...

Just think of how it would feel to come home after a long day at work and soak up the evening sun with a cold glass of something in these gardens...is there any better way to relax?

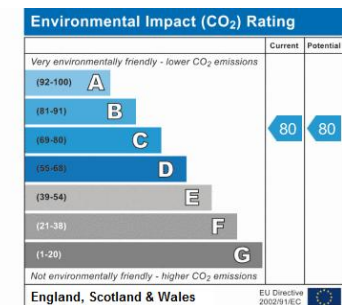
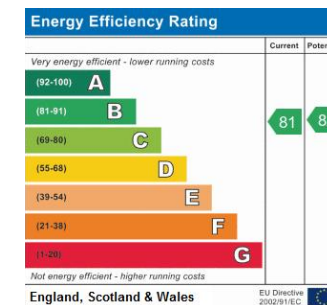
Alternatively, if you're feeling more adventurous then why not take a stroll up over the downs towards the Chattri to enjoy the far reaching sea view as a second option to a night out in the vibrant city!



TOTAL APPROX. FLOOR AREA 1944 SQ.FT. (180.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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