



28, Bramble Rise, Brighton, BN1 5GF

Spencer
& Leigh

28, Bramble Rise,
Brighton, BN1 5GF

Guide Price £550,000 - Freehold

- Semi detached chalet bungalow
- Light, bright and spacious living
- Four bedrooms over two floors
- Lounge with feature bay window and views
- Modern fitted kitchen with appliances
- Stunning vaulted conservatory
- Modern bathroom with shower
- Shared driveway and garage
- Far reaching views towards the Sea
- Vendor suited, call to view

GUIDE PRICE - £550,000-£600,000

Set back from the road with lovely views towards the SEA is this delightful chalet bungalow which offers light bright and spacious accommodation arranged over two floors. WE LOVE the stunning vaulted conservatory which overlooks the tiered rear garden creating a great space to entertain and dine. The property is bathed in light and really must be seen to be fully appreciated. Internally the home is well presented and modern leaving it simply ready to just move in. With versatile space the living room is situated at the front of the property with a feature bay window and soaks up the views. The kitchen is well equipped with modern units and some integrated appliance spaces conveniently connecting to the conservatory. There are two good sized bedrooms also on the ground floor along with a cloakroom and two further bedrooms and a bathroom on the first floor, along with a family bathroom with a white stylish suite having a bath and separate shower. Outside the tiered level rear garden is ideal for children to play with a good size lawn and paved patio which runs the width of the property. There is a long shared driveway which leads to a garage with up and over door. Call Spencer & Leigh the owners chosen agent to book your viewing appointment.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Bramble Rise is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance

Living room
12'6 x 12'1

Reception room
12'6 x 14'1

Kitchen
13'10 x 10'4

Conservatory
18'3 x 11'8

Bedroom
10'8 x 14'7

Cloakroom

Stairs leading to

First floor landing

Bedroom
11'2 x 10'0

Bedroom
8'7 x 12'2

Bathroom
7'3 x 8'8

OUTSIDE

Rear garden

Garage
9'0 x 16'9

Off road parking

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
108 Old London Road, Brighton, BN1 8YA

Head north-west on Old London Road towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Turn right onto Brangwyn Crescent

Continue onto Windmill Drive

Turn left onto Eldred Ave

Turn right onto Deneside

Continue onto Fernwood Rise

Slight right to stay on Fernwood Rise

Turn right at the 1st cross street onto Bramble Rise

Council:- Brighton & Hove City Council
Council Tax Band:- D

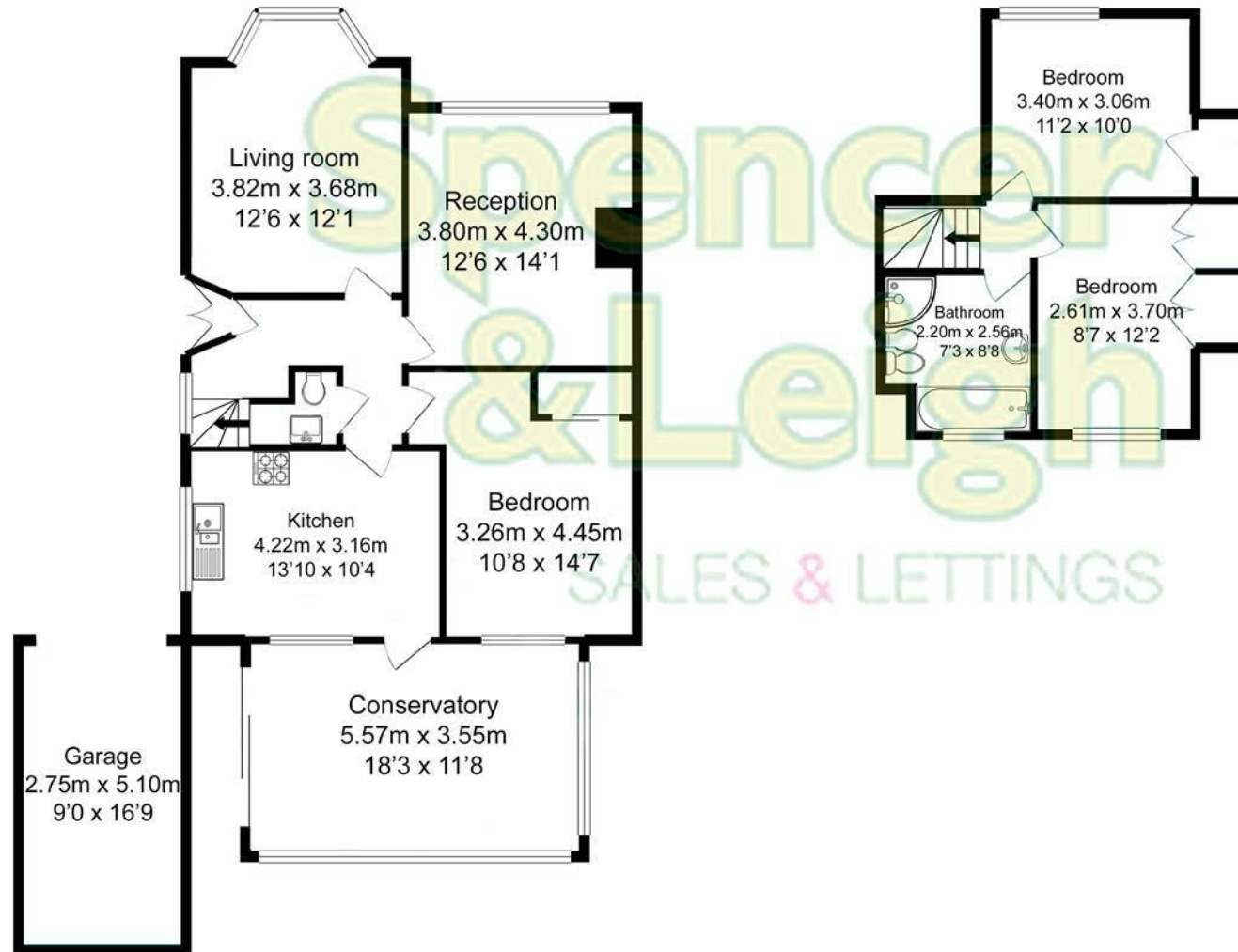
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor
102.1 sq.m. (1099 sq.ft.) approx.

1st Floor
33.6 sq.m. (361 sq.ft.) approx.



TOTAL FLOOR AREA: 135.7 sq.m. (1,460 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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