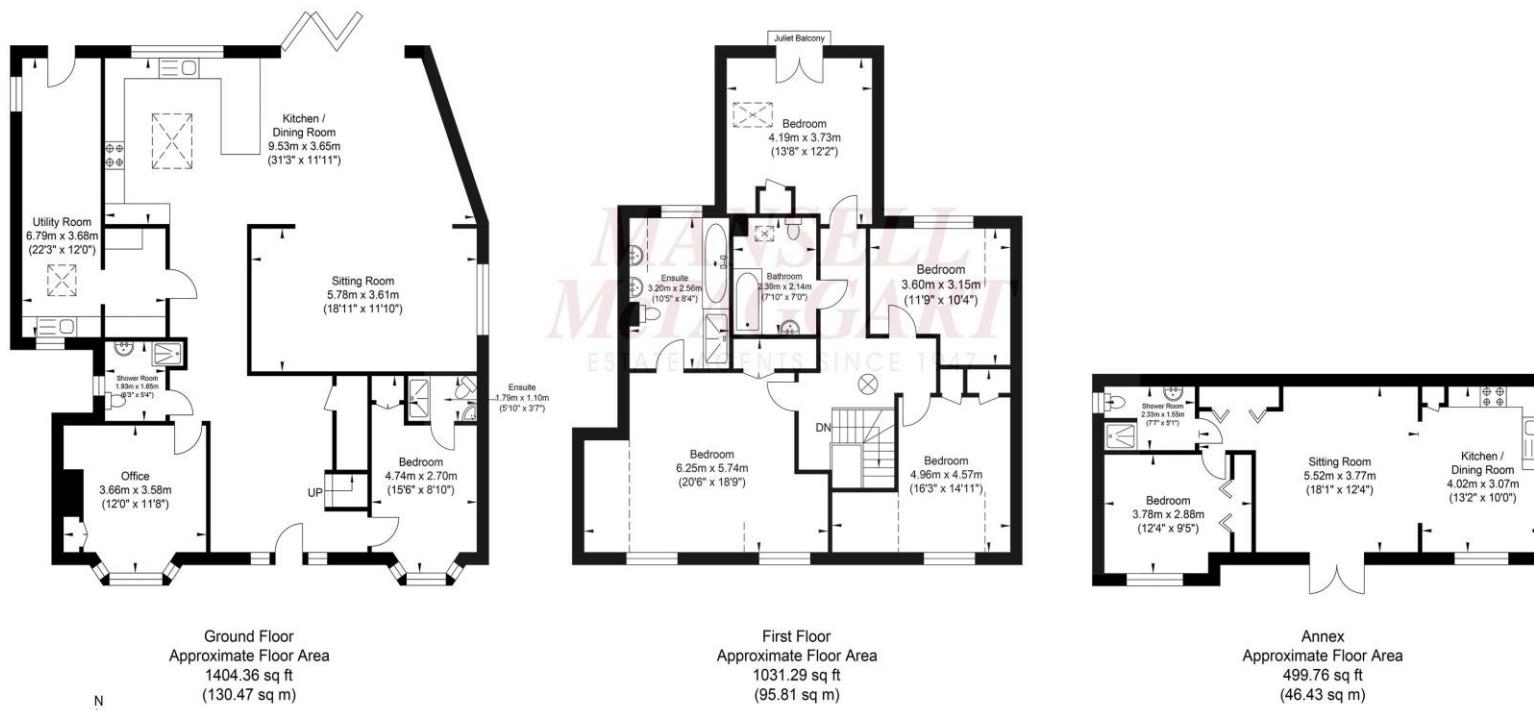


the floorplan...

An imposing detached family residence situated in a prime Patcham location and offered to market in sublime condition!

Braeside Avenue, Brighton



Approximate Gross Internal Area = 272.71 sq m / 2935.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Offers Over £975,000

Braeside Avenue, Brighton BN1 8RL



more details from...

call: Brighton office: **01273 508955**

email: patcham@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

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in brief...

- Stunning Detached Family Home
- TWO Self-Contained Annex's
- Driveway For Multiple Cars
- Incredible Specification Throughout
- Large Plot
- Versatile Accommodation Throughout
- Fantastic Investment Opportunity
- Exclusive To Mansell McTaggart!
- EPC - D
- Council Tax Band - E



A One Of A Kind Family Home!



in more detail...

If you are looking for a unique and simply stunning six bedroom detached family home that has been completely renovated and extended throughout then this gorgeous home on Braeside Avenue might just be the one for you!

Once inside the ground floor comprises; Grand reception hall! Two double bedrooms both with underfloor heating and oak effect flooring in both rooms, one-bedroom benefits from inbuilt cupboards and being serviced by a separate family shower room whilst the other has a high specification en-suite shower room.

Flanking the left side of the home is a gargantuan utility room with extra storage and to the rear of the property resides the most superb kitchen dining room complete with fitted appliances, ample work surfaces and dining space for multiple guests, the whole space benefits from modern tiling underfoot and underfloor heating throughout the ground floor.

The ground floor is completed by the vast living room which can comfortably hold multiple sofas, bifold doors from the dining space take you outside.

Heading upstairs you find four large double bedrooms and the family bathroom; the master bedroom benefits from a stunning en-suite with both shower and separate bathtub!

Outside, the rear garden has been laid mainly to lawn with various mature shrubs and a good-sized patio abutting the main house.

Worthy of attention is the two detached one-bedroom annexes that come with the property, both are completely self-sufficient and benefit from private access via a side gate.

This home is truly unique and early viewings are highly advised!



the location...

The property is situated in this ever-popular family neighbourhood within Patcham which lies on the northern outskirts of Brighton and is in an ideal location for local amenities, transport links and access into the city centre or alternatively the South Downs and open countryside.

Local shops - The local convenience store/newsagents is available in Mackie Avenue and there are more shops in Patcham Village including a Co op and post office. There are cafes, restaurants and various takeaways in the area including a Dominos pizza, Indian and Chinese.

Schools - There are schools for all ages in the area please see www.brighton-hove.gov.uk for catchment areas and allocation.

Bus service - A regular bus services stops in Braeside Avenue for journeys to and from the city centre.

Railway station - Preston Park mainline station for services to London is approximately three miles away.

Roads-Good Road access to the A23 & A27 for links to the motorway network & Gatwick.

worth bearing in mind...

The property houses two detached annex's that yield a healthy income or, alternatively would be the perfect guest houses when people come to stay, they are self sufficient and will be offered vacant on exchange.