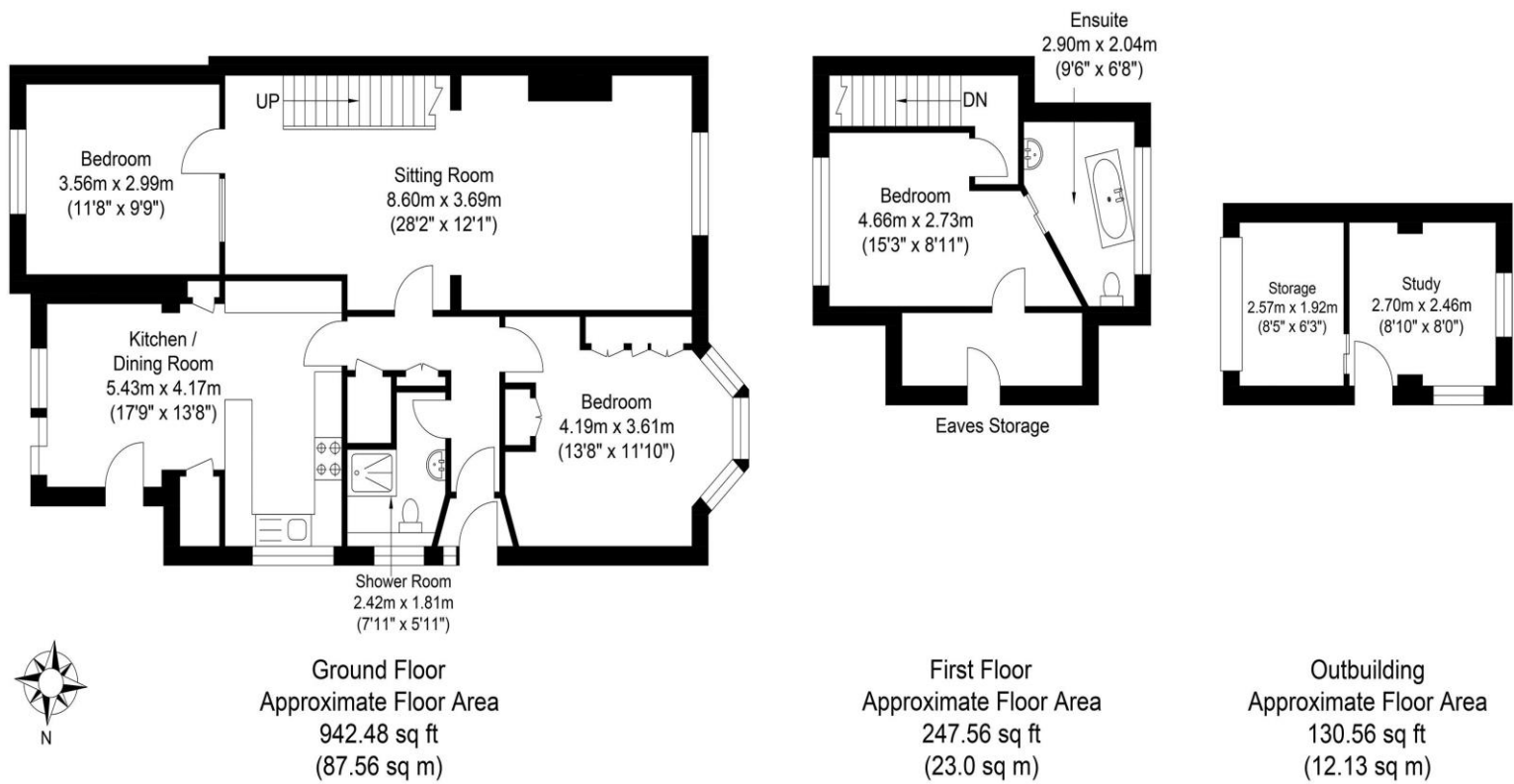


the floorplan...



Approximate Gross Internal Area = 122.69 sq m / 1320.62 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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A simply stunning three double bedroom home full of unique features and situated in a popular location

Asking Price £525,000
Freehold

Bramble Rise, Brighton BN1 5GF



more details from...

call: Patcham office: **01273 508955**
email: patcham@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk

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in brief...

- Three Double Bedrooms
- External Office
- Stunning Views!
- Potential For Further Extension
- Large Rear Garden
- Sought After Location
- Good Transport Links
- Close To Brilliant Schools
- Council Tax - TBC
- EPC - TBC



in more detail...

A very well presented and enviably positioned three double bedroom semi-detached family home offered to the market with some stunning unique features.

Once inside the property the ground floor comprises of a porchway with space for shoes and coats, downstairs shower room all in good condition and a large double bedroom situated to the front of the property with bay window overlooking an attractive front garden.

To the rear of the property the kitchen has stunning pale engineered oak flooring underfoot and a tastefully replaced kitchen with ample both wall and base units, quartz countertops and ample space for whitegoods.

The open plan extended dining space leads seamlessly from the breakfast bar with space for a six-to-eight-seater dining table, doors take you out to the garden.

The living room is incredibly versatile spanning some 28 feet in length and comfortably housing two double sofas as well as a separate snug area, a large window overlooks the front garden and another spacious double bedroom is situated to the rear (a further extension).

Heading upstairs, the master suite has been completely re-modelled to provide a stunning double bedroom with far reaching views across Patcham and beyond, a separate walk-in wardrobe and a beautiful en-suite bathroom with large freestanding bathtub, contrasting tiling, modern sink unit and toilet completes the home.

Heading outside the rear garden is incredibly flat for the location and is laid mainly to lawn with various mature shrubs as well as an elevated seating area with unique and beautiful views across the whole of Brighton.

In 2019 the garage was professionally converted to an external office/studio with power, lighting and double-glazed windows (taking in that view!) whilst the remainder has been left for storage.

To the front you currently have a shared driveway leading to garage and attractive front garden which could be converted to parking subject to the relevant consents.

A truly unique home, one not to be missed!



the location...

Situated in this sought-after residential neighbourhood which is on the northern outskirts of Brighton and is therefore ideally placed for access into the city centre, or to the countryside and South Downs.

There are schools for all ages in the general area and approx. half a mile to Westdene Primary School (please see brighton-hove.gov.uk for admission policy and catchment areas).

Local shops are available in Eldred Avenue and includes a post office and chemist.

There is a regular bus service for journeys to and from the city centre.

Approximately 1.5 miles from Preston Park station for frequent services to London.

Convenient road access to the A23/A27 for links to the motorway network, M23/M25 and Gatwick.

DIRECTIONS From our office head south on the A23 and take the first right into Brangwyn Crescent.

Take the fourth left into Eldred Avenue and the third right into Copse Hill which leads to Bramble Rise

worth bearing in mind...

Fantastic proximity to good schools, shops and transport links

