



20 Brangwyn Crescent, Brighton. BN1 8XJ

Offers In Excess Of £750,000

- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- KITCHEN
- LIVING ROOM
- SITTING/DINING ROOM
- CLOAKROOM
- PRIVATE DRIVE

This detached family home is positioned in this desirable location on Brangwyn Crescent with far reaching views from the front of the property. The house is approached via a private drive with access into the delightful rear garden that backs onto an open field. The property has been extended on the ground floor and offers spacious open plan living with a utility area and access into the integral garage. To the first floor there are three double bedrooms with an ensuite shower room and family bathroom. Being offered for sale with no onward chain.

ENCLOSED ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Understairs cupboard, radiator.

CLOAKROOM Comprising low level w.c., wash-hand basin.

LIVING ROOM Electric fire with surround, UPVC double glazed window, radiator.

KITCHEN Incorporating two and a half bowl sink unit with mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, gas cooker, space for fridge and dishwasher, tiled splashback, UPVC double glazed window, radiator.

UTILITY AREA Plumbing for washing machine, gas-fired boiler, UPVC double glazed window, doors to garage and garden.

SITTING/DINING ROOM Double aspect, UPVC double glazed bow window, two radiators. UPVC double glazed window overlooking the garden, door to garden.

FIRST FLOOR

LANDING UPVC double glazed window with far reaching views, radiator, hatch to loft space, airing cupboard housing hot water cylinder with linen shelving over.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed window with far reaching views, radiator.

BEDROOM 2 Fitted wardrobes, UPVC double glazed

window with far reaching views, radiator.

EN-SUITE SHOWER ROOM White suite comprising walk-in shower, pedestal wash-hand basin, low level w.c., UPVC double glazed window, fully tiled walls, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

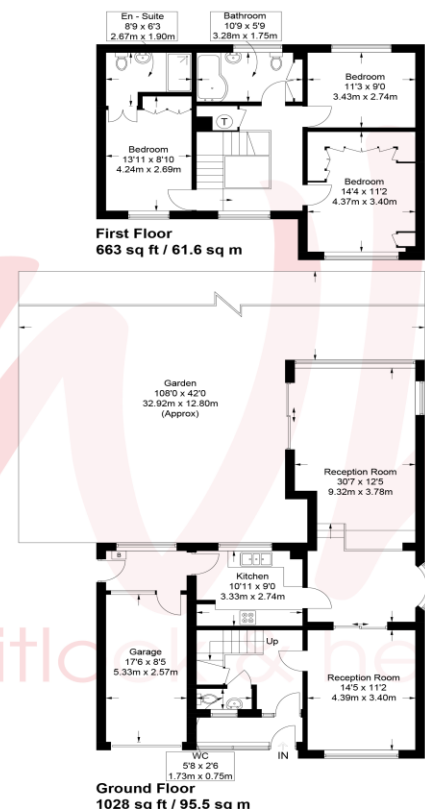
BATHROOM White suite comprising panelled bath with shower over and glazed shower screen, pedestal wash-hand basin, low level w.c., radiator, UPVC double glazed window, fully tiled walls, fitted cupboard.

OUTSIDE

FRONT GARDEN Laid to lawn with shrubs. Private drive to:-

INTEGRAL GARAGE Up and over door, power and light, door to utility.

REAR GARDEN Large paved patio area, mainly laid to lawn and backing onto open field, side access, two sheds/stores.



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