

PHILLIPS & STILL



Alan Way, Brighton, BN2 5PF

Guide Price £525,000 - £550,000

- A Spacious & Well Presented Three Storey Semi Detached House
- Five Double Bedrooms
- Two Reception Rooms & Large Kitchen / Dining Room
- Stunning Sun Room & Balcony / Sun Terrace With Sea Views
- Three Bath / Shower Rooms

- Vast South West Facing Private Rear Garden
- Lower Ground Floor Has Potential To Be Self-Contained
- Sought After Residential Area Close To Brighton Marina
- Hard Standing Private Off Road Parking To The Front



## Property Description

This truly is the perfect family home with its' spacious living accommodation, vast sunny South / West facing rear garden and fantastic residential location in East Brighton close to excellent local schools catering to all ages, parks, local shops & amenities, Brighton Racecourse and Brighton Marina if it's entertainment you're looking for. The street has a very welcoming, community feel with abundant easy parking readily available.

Having been extended and renovated by the current owners, it is presented for sale in great order and is ready for someone to pack their bags & move straight into. Upon stepping through the front door you will be pleasantly surprised at how light and spacious the house is throughout with stunning sea views from the rear aspect rooms.

Accommodation comprises of entrance hall, ground floor bathroom, front facing double bedroom that could easily be an additional reception room, rear facing lounge and a fabulously social open plan kitchen / dining room with a wide array of wall & base units, integrated appliances and space for a table & chairs. From here you have access to a beautiful sun room that opens onto a balcony / sun terrace with steps down to the rear garden. The views over the downlands and out to sea from the rear of the house and garden are breath taking!

To the first floor are two impressive double bedrooms, that in most other houses in the street at least one of which have been split up to make further bedrooms, and the family bathroom with a bath and shower. The newly converted lower ground floor of the house is accessible via stairs down from inside the house as well as a second entrance from the garden so can be configured to suit a number of uses. It could be a self-contained entity for a teenager, older relative or guests. Or an extension of the main living space offering two further bedrooms and a third bathroom. It is an amazing extra floor to have and rare to find!

Outside to the front of the house is hard standing off road parking and a shared driveway. The magnificent South West facing rear garden is fully enclosed so very safe for pets & children alike to play out in with bags of space for outdoor furniture, flower beds and shrubs. You also have a substantial outdoor studio / garden room if you weren't already spoiled enough for space indoors!





## Accommodation

### GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR

12' 7" x 11' 6" (3.84m x 3.51m)

LOUNGE

15' 1" x 12' 7" (4.6m x 3.84m)

SHOWER ROOM

KITCHEN / DINING ROOM

16' 10" x 13' 7" (5.13m x 4.14m)

SUN ROOM

23' 0" x 7' 1" (7.01m x 2.16m)

### FIRST FLOOR

LANDING

BEDROOM TWO

17' 3" x 11' 2" (5.26m x 3.4m)

FAMILY BATHROOM

With bath & shower

BEDROOM ONE

19' 9" x 12' 6" (6.02m x 3.81m)

### LOWER GROUND FLOOR

BEDROOM FIVE

16' 7" x 7' 1" (5.05m x 2.16m)

BEDROOM THREE

14' 3" x 11' 5" (4.34m x 3.48m)

BATHROOM

### OUTSIDE

VAST SOUTH WEST FACING PRIVATE GARDEN

With sea views & large garden room / studio

SOUTH WEST FACING BALCONY / SUN TERRACE

Accessed via sun room

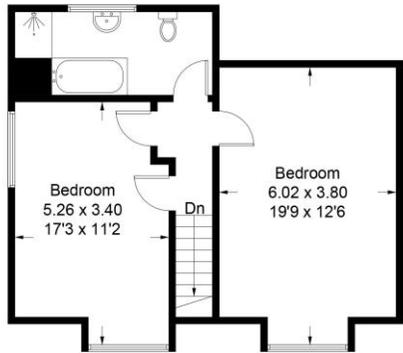
HARD STANDING OFF ROAD PARKING

To the front of the house

SHARED DRIVEWAY

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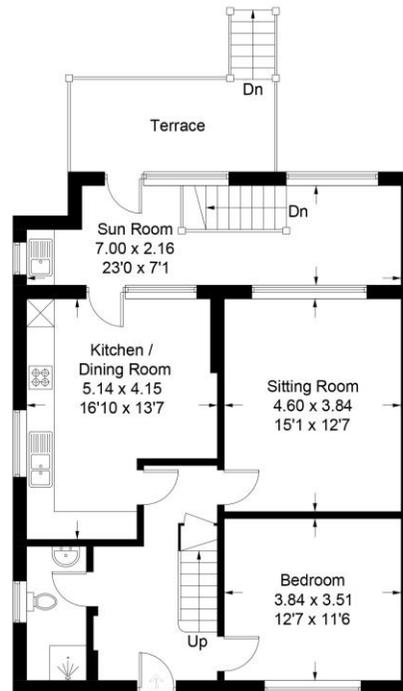
Approximate Gross Internal Area = 173.8 sq m / 1871 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(65-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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