



Jack Taggart & Co

RESIDENTIAL SALES

**BRAMBER AVENUE, BN3 8GW**

**£575,000**



# BRAMBER AVENUE, BN3 8GW

Jack Taggart & Co are proud to present to the market this exceptional, newly refurbished three double bed family home with garden office and additional annex space, perfect for guests or additional income.

Upon entering this property, you are instantly welcomed by a bright and spacious porch and hallway that guides you into your vast open plan kitchen/living space.

The extensive open plan living space is an ideal space for entertaining as it stretches over 22 ft in length and exhibits wooden floors, white walls, and numerous spotlights overhead. There is also under-stair storage.

Even though its open plan, the kitchen is beautifully tucked at the back of the property and presents neutral bespoke cupboards, real wood countertop, built in white goods and a tiled floor which is designed well to distinguish the separate areas. Also, on this floor is a single WC and hand basin.

The annex/study is a brilliant additional space and has been completed to the highest standards and offers a small kitchenette, ample space for bed and furniture, storage cupboard and ensuite shower room. The additional annex space is also on the ground floor and can be accessed from outside or within the living space, this provides the ability to isolate from the main property and can be rented or AirBnB.

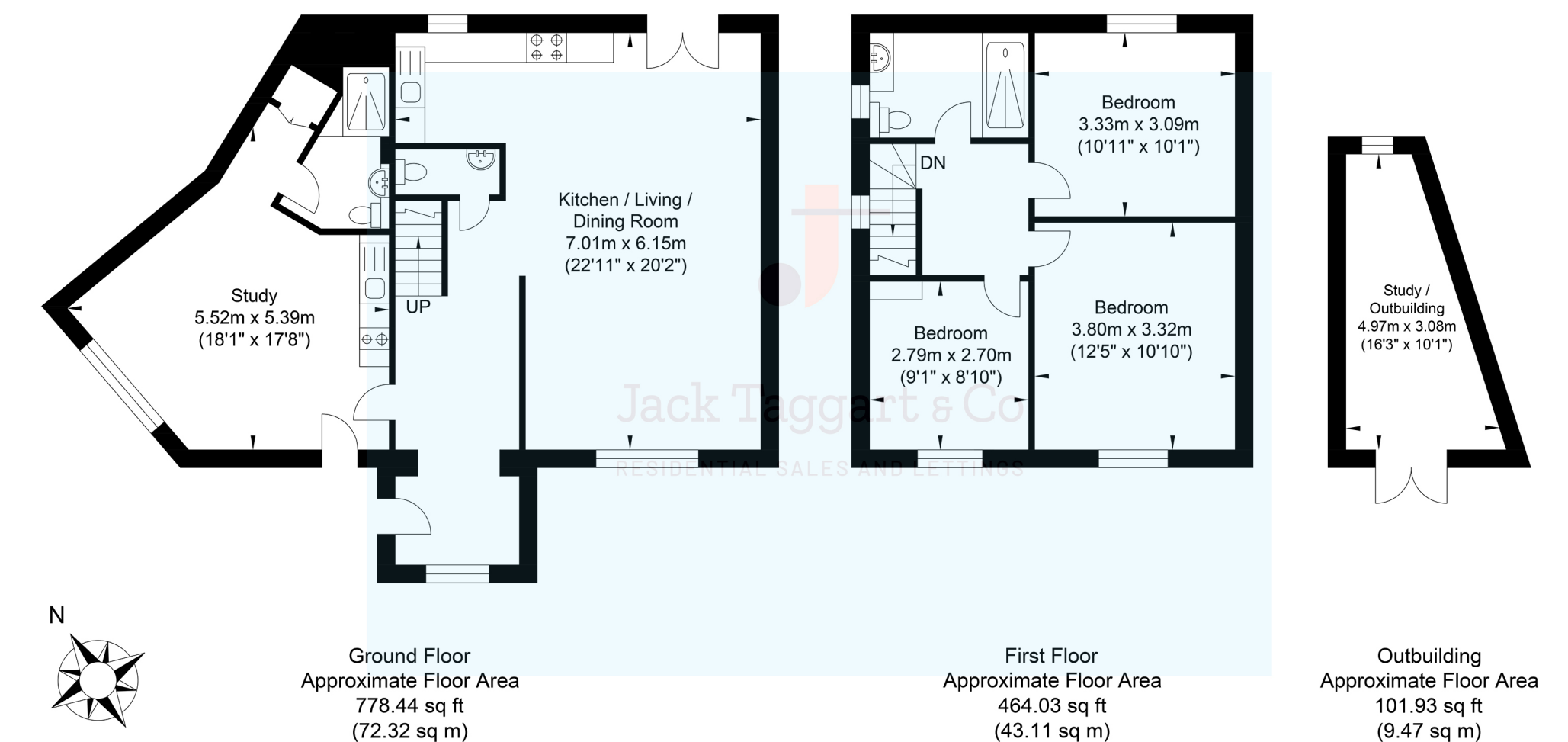
The garden is an idyllic setting as you are initially greeted with a large outdoor patio entertaining area, set under a sturdy pergola, accessed via wide French doors. Just further on is a manicured lawn that leads you up to a decked area and invites you into the timber frame office. This space is well-built and offers a surprising amount of space, perfect for an outside office/ art studio or a summer house. There is also a expansive driveway that can fit multiple cars.

The first floor of this property presents a sizeable landing, family bathroom and three double bedrooms. Each bedroom is a great size and the 2 at the front of the property offer stunning views looking over the rooftops towards the sea.

You will find Bramber Avenue in a highly popular suburb of West Hove, offering an exceptional range of local schools and close to many amenities including shops, restaurants, butchers, bakeries, and local pubs. Located only 3 min drive from the A27, this location allows for efficient access in and out of the city, not forgetting the reliable bus routes and close proximity to Aldrington & Portslade Station, with both stations offering direct links to London – an ideal position for those navigating daily commutes

Bramber Avenue offers a high spec and many extras you don't typically find so it won't be around for long – Book your viewing now to not miss out!

## Bramber Avenue



Approximate Gross Internal Area = 124.90 sq m / 1344.41 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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