



**hamlyn
smith.**

Braypool Lane, Brighton, BN1 8ZH

OIEO £1,250,000

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 6 Bedrooms

 3 Receptions

 5 Bathrooms

Welcome to this exceptional five/six-bedroom detached property on Braypool Lane, Brighton, where luxury and convenience combine to create the perfect family home. Finished to the last detail with a well-designed layout, this property is one of the most stylish properties at this price range.

It also has the added benefit of 2 additional annex areas which are currently let via AirB&B.

- Exceptional five/six-bedroom detached property
- Stunning open plan entertaining space with separate living room
- Energy efficient home with A rating
- Five well-appointed bedrooms, including a luxurious master suite,
- No Onwards Chain





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As you approach the property, the style and design of the property is really impressive, the entrance hallway starts the property off at the highest level. A stunning staircase leading upstairs is a real feature. Downstairs all rooms lead off the hallway. The kitchen features state-of-the-art appliances, sleek cabinetry, and an expansive island, making it a chef's delight. Large windows bathe the entire space in natural light, creating a warm and inviting atmosphere. Adjacent to the kitchen, there is the large utility room with its own door leading to outside which we think is perfect after a muddy dog walk - Over the hallway is a really cosy living room with a working fire, buyers will love entertaining guests in the kitchen diner but then being able to come to this living area to relax.

At the back of the house downstairs is a large double bedroom with an en-suite shower room and walk-in wardrobe. This is a perfect guest bedroom or a room for an older child. There is a superb office too on this floor, great for working from home or it can work as another bedroom.

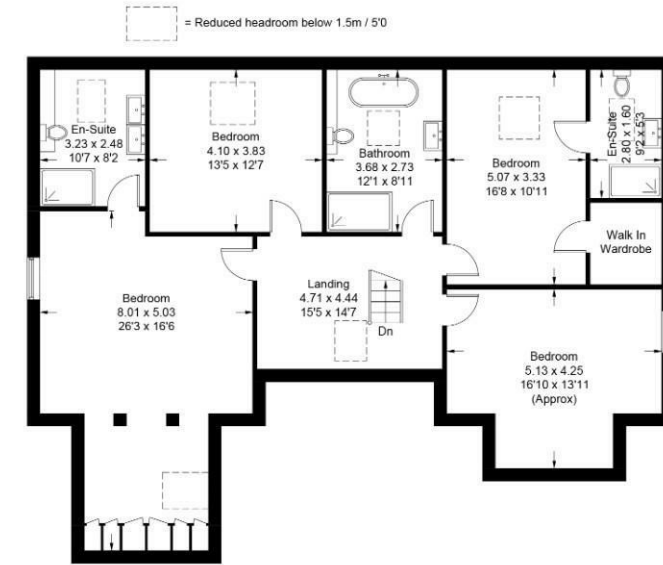
The five well-appointed bedrooms, including a luxurious master suite, offer ample space and tranquillity. Each bedroom has been thoughtfully designed with attention to detail, ensuring a comfortable and stylish retreat for every member of the household. One of the standout features of this property is its easy access to the A27 and A23, making commuting a breeze. Whether you work in Brighton or need to travel to nearby cities, the convenient location ensures that you're well-connected to major transportation routes. In summary, this five-bedroom detached property on Braypool Lane is a rare gem that seamlessly combines luxurious living with practical convenience. Don't miss the opportunity to make this stunning residence your new home and experience the best of Brighton living. Contact us today to schedule a viewing and discover the epitome of elegance and comfort.



Ground Floor

Highmead

Approximate Gross Internal Area = 319.1 sq m / 3435 sq ft



First Floor

Outbuildings not included on floor plan.
Illustration for identification purposes only, measurements are approximate,
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