



Brangwyn Drive, Brighton, BN1

£1,250,000-£1,350,000

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EXQUISITE

INTRODUCING

Brangwyn Drive, Brighton,

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms 2977
Sq Ft | Backing onto Downland | Driveway for 3 cars

This stunning detached family home on the prestigious Brangwyn Estate has been fully transformed with a rear extension, two-storey side addition, and a reconfigured layout to create a luxurious, versatile space. Surrounded by greenery and near the South Downs National Park, it feels like a country manor with its Neo-Tudor exterior. Inside, the stylish design features a contemporary palette of calico, grey, and cream, complementing natural wood and stone finishes. Modern upgrades include a full re-wire, eco-heating systems, underfloor heating, and a home gym. The expansive family room, dining room, and kitchen open onto landscaped gardens with terraces, a playhouse, sunken trampoline, and a private lawn. Parking is ample, and transport links to the A23, A27, and Preston Park Station are excellent. Located in a quiet, family-friendly area with top school catchments, this home is ideal for families, professionals, and commuters.





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Introduction

This elevated house exudes grandeur with its beamed façade and seamless double-height extension, echoing the original design. The neat brick driveway accommodates two large cars. Inside, the impressive scale is immediately apparent, with a line of sight stretching from the reception room, past a double-sided wood burner, through the family room to the stunning kitchen and magnificent garden beyond. The refined interior design and immaculate finish showcase the owners' attention to detail throughout the home.





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Gym:

A short corridor leads to the gym, part of the side extension, with mirrors and padded flooring, ideal for yoga or training. The space is versatile, suitable for teaching, and connects to the utility room, offering potential as a work-space, dining room, or playroom.

Reception Rooms:

Previously two separate rooms, the first receptions have been combined to enhance flow on the ground floor while keeping distinct areas. At the center, a newly constructed exposed-brick chimney breast houses a double-sided wood-burning stove, warming both spaces in winter. In summer, sliding garden doors at the rear invite a cool breeze and natural light throughout. Currently styled as a family sitting room and children's play area, these adaptable spaces can easily be reconfigured to suit your family's needs.

Dining Room/Family Room:

The rear extension flows from the first reception rooms and stretches across the back of the house, creating a formal dining area and additional seating space overlooking the garden. Pale cream carpets transition into limed oak flooring, mirrored by the Indian sandstone patio outside. Two sets of sliding patio doors seamlessly connect the indoors and outdoors, perfect for stylish entertaining or large family gatherings. The dining area seats at least ten beneath pendant lighting, while the recessed, open-plan kitchen adds to the home's versatile design for hosting or family life.





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Kitchen:

Designed with both family and entertaining in mind, the kitchen is a highly sociable space featuring a central island that extends into the family room with a solid oak waterfall dining bar for four. The chef stays engaged with guests, thanks to the induction hob set into the quartz-stone island and a ceiling-mounted extractor. Smart storage solutions, including a pullout larder, maximize space for food, cookware, and crockery. Integrated appliances include full-height fridge and freezer, dual ovens with microwave function, and a dishwasher, while the utility room houses the washing machine and dryer.

Garden:

Having been fully landscaped, the garden stretches back to the woodland copse, with two vast and levelled lawned areas, ideal for children's ball games. A sunken trampoline offers hours of fun in safety, and a pretty Wendy house sits below the boughs of mature trees at the top of the garden. It is a magical space for all ages, where the adults can sit outside for drinks and dining alfresco as the sun goes down while the children play. For a large garden, it is fairly low maintenance with well-established shrub borders, making it ready for the busy modern lifestyle.

Bedrooms 3 & 4

On the first-floor landing, bedroom four is located to the right along a short hallway, with bedroom three and its en suite in the double-height side extension. Both are spacious double rooms offering peaceful views of the garden and surrounding greenery. Bedroom three's en suite features modern large stone tiles and a ceiling-mounted rainfall shower. Tucked away from the rest of the house, it works perfectly as a guest suite.





Bedroom 2 & Family Bathroom

Bedroom two is a substantial double looking out over the rooftops and trees of the valley. It is dual aspect, so natural light filters in from the east and the south, and while it is dressed as a younger child's room at present, it is ideal for any age. A wall of mirrored wardrobes maximises the floor space further and a door opens to the Jack & Jill en suite bathroom shared by the principal bedroom suite.

The family bathroom is streamlined and spacious with a contemporary freestanding bath and curved dual hand basins above a mahogany vanity unit, while there is further storage for toiletries and towels to ensure the space remains clutter-free.

Principal Bedroom Suite:

The principal bedroom suite is impressively spacious, thanks to the ground floor rear extension. Even with a queen-size bed, additional furniture, and a cozy seating area, there's still plenty of room. A wall of built-in wardrobes provides ample storage for clothes and shoes, and the TV is neatly integrated into the cabinetry. The en suite, shared with bedroom two, has a style similar to the family bathroom. Waking up to lovely garden views and the sound of birdsong through the open windows adds to the room's charm.

Vendor's comments

"We've genuinely enjoyed the process of upgrading this house to a high standard. It has become the perfect space for entertaining friends and family, offering the flexibility we need as our children grow and their needs change. The summer garden has been a delightful retreat for outdoor gatherings and playtime. We truly appreciate our friendly neighborhood, which has fostered a wonderful sense of community. While it will be difficult to leave this beloved home, we are ready to embrace a new chapter and seek a change of scenery in the countryside for a more peaceful lifestyle."



LOCATION GUIDE

Good to Know

Local shops are 2 minutes away

Preston Park station 16 minutes by bus

Withdean Park 10 minute walk, Coney Wood 6 minute walk

Education

Primary: Westdene Primary or Patcham Infant and Junior Schools

Secondary: Patcham High School

Private: Brighton College, Lancing College

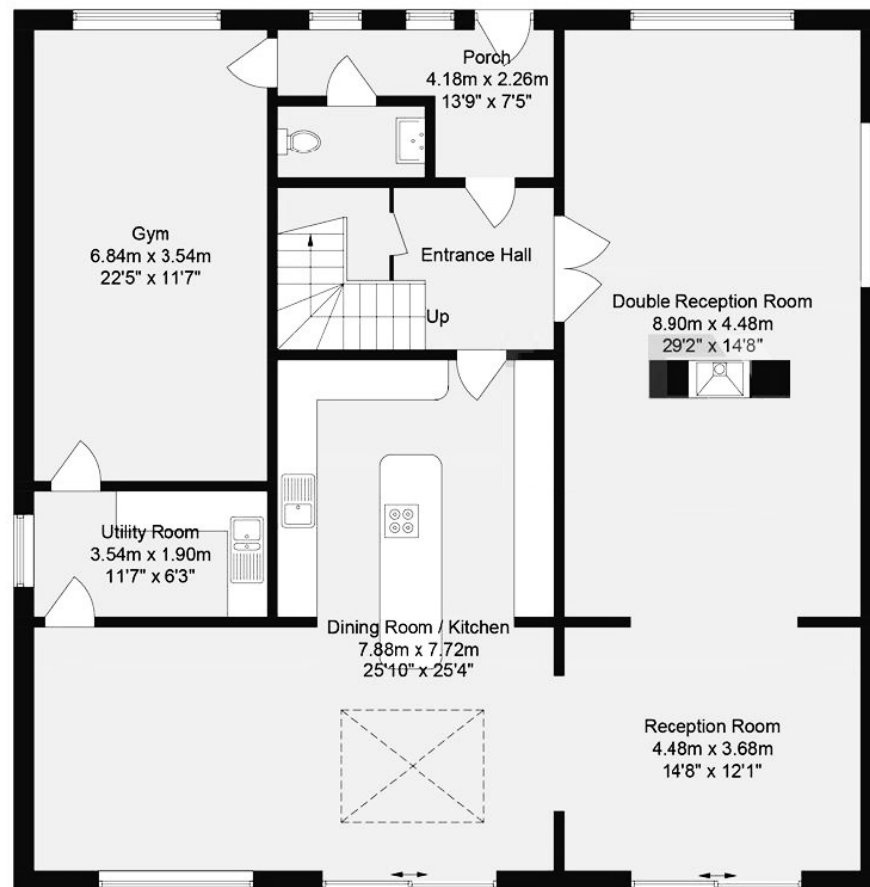
Location Guide

Brangwyn Estate is a quiet residential area with a wonderful sense of community, sitting just a few minutes from Patcham Old Village. This makes it popular with families, professionals and commuters alike due to the favoured school catchment and its proximity to Preston Park Station. Several buses stop nearby taking you into the city and to Brighton Beach and the fashionable North Laine. The green spaces of Preston and Peacock Park, Withdean Park and Mackie Park are within easy reach as is Waterhall playing fields (the home of Brighton Rugby Club and an excellent park for dog walking). The South Downs are also on your doorstep and the fact that the A23 to London is fewer than 3 minutes by car should make this very appealing to those who need fast access to the Airports and the capital.

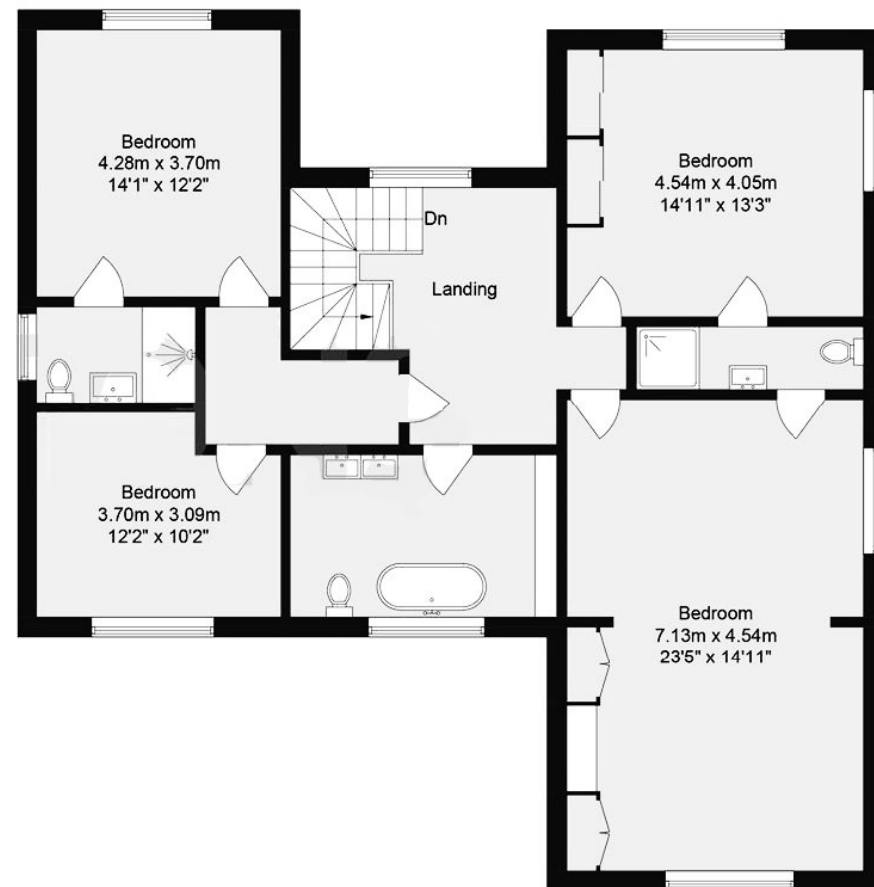


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Ground Floor



First Floor



Approximate Gross Internal Area = 276.6m / 2977 ft

Approximate gross internal floor area ...

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.