



Edburton Avenue

Brighton, BN1

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welcoming family ambiance immediately greets you...

Meticulously maintained, this property combines trendy finishes with versatile living spaces, perfect for modern family life.

On the ground floor, you'll find two spacious reception rooms. The main living room at the front of the home is a cosy retreat, featuring beautiful parquet flooring (a feature that flows throughout the ground floor), a period fireplace, and generous proportions that make it perfect for unwinding. The second reception room, currently used as a bedroom, offers flexibility to function as a home office, children's playroom, or formal dining area. There's also potential to open this room up to create a larger, unified living space.

The stunning kitchen has been recently refurbished with an elegant selection of worktops and marble surfaces. Designed with both style and practicality in mind, it includes integrated appliances, extensive storage, and ample natural light from multiple windows, including chic Crittal-style doors at the rear. This area comfortably accommodates a family-sized dining table, making it the heart of the home. Beneath the stairs in the hallway, bespoke built-in storage provides an ideal solution for families looking to keep organised!

The first floor continues the spacious and airy feel, with three well-sized double bedrooms. The primary bedroom spans the full width of the house, creating an impressive principal room. A recently refurbished family bathroom and separate W/C complete this level, with additional storage cleverly tucked under the new staircase that leads to the loft.

On the top floor, the loft extension reveals a fantastic bedroom suite with an ensuite bathroom featuring a carefully integrated bathtub. Two Velux windows flood this room with light, and newly fitted built-in wardrobes provide excellent storage solutions.

Outside, the easy-maintenance garden is finished with artificial grass and a storage unit housing an additional fridge and tumble dryer.

Located on Edburton Avenue, this home is set in a charming and close-knit community, with popular cafes like Tilt and Flour Pot nearby, pubs such as The Preston Park Tavern and highly sought-after schools, including Varndean and Dorothy Stringer, within easy reach. Both Preston Park and Brighton Station are equidistant, with the City Centre being within walking distance.

➤ *Guide Price* £950,000

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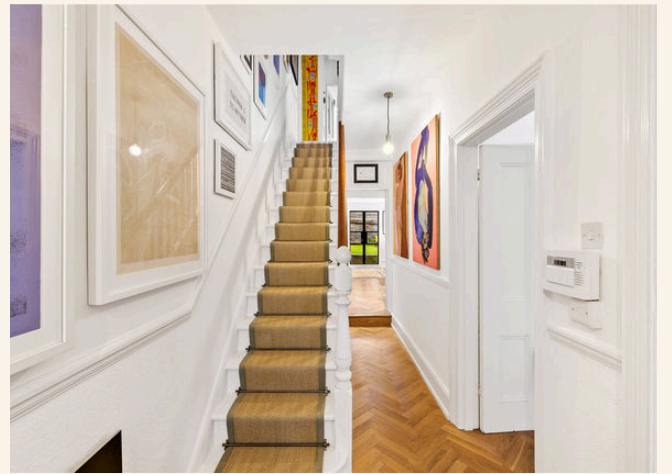
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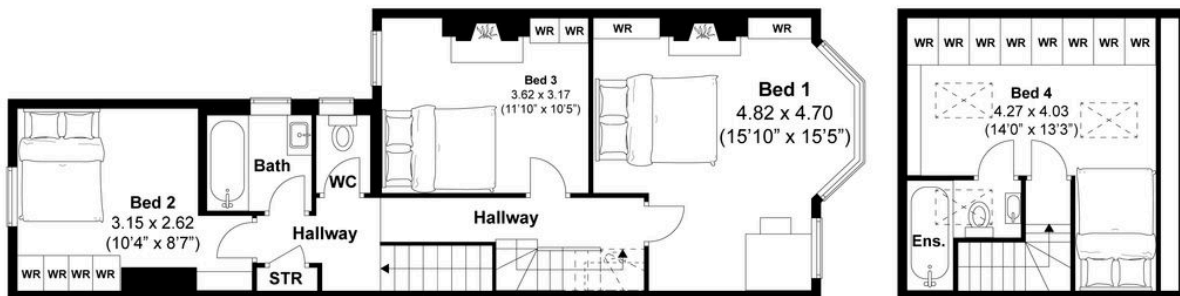




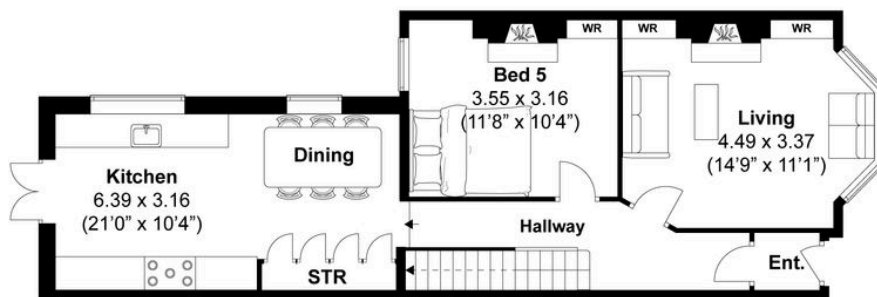
TOTAL FLOOR AREA:
1482 sqft (137 sqm) Approx

Edburton Avenue, Brighton
Approximately 137.7 sqm (1482.19 sqft)

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FIRST FLOOR



GROUND FLOOR



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



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