John Hilton

John Hilton

Est 1972

Braybon Avenue, Brighton, BN1 8EA

Approximate Gross Internal Area = 113.3 sq m /1219 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 126.5 sq m / 1361 sq ft

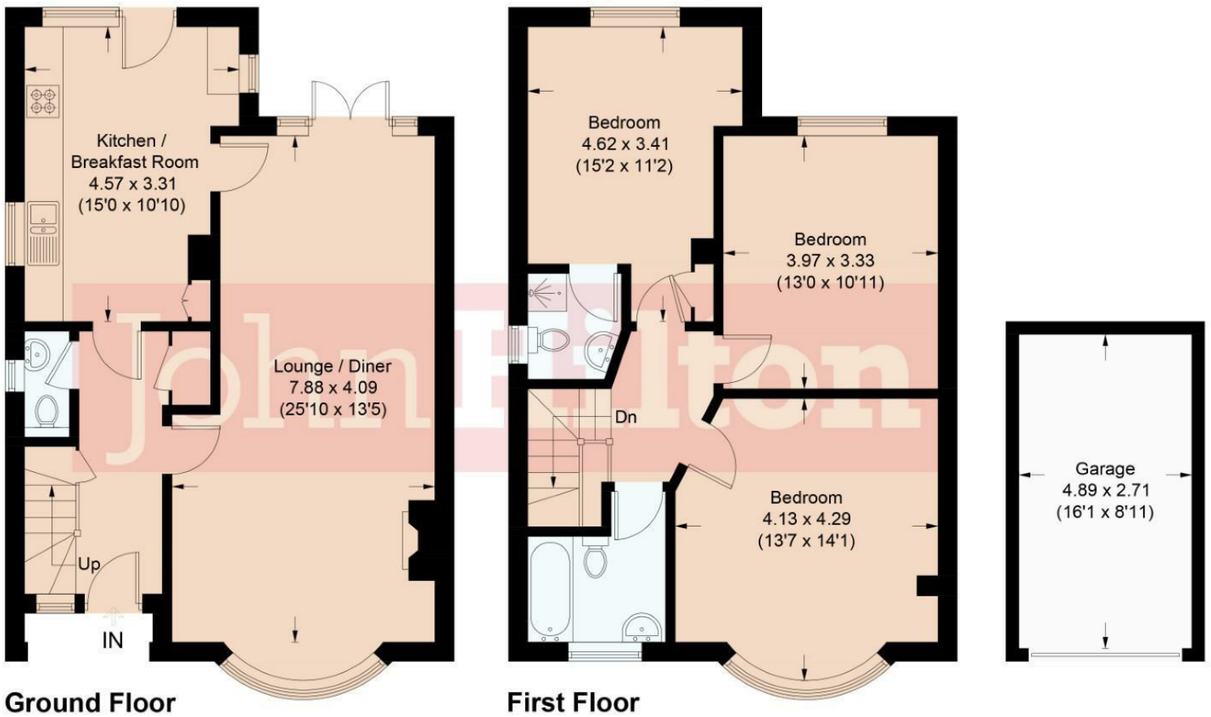


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1219.00 sq ft

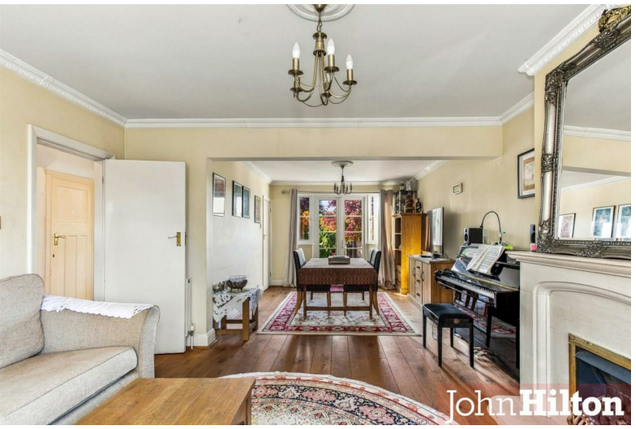
17 Braybon Avenue, Brighton, BN1 8EA

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £700,000-£750,000
Freehold

view all our properties at:
www.johnhiltons.co.uk

National Association of Estate Agents LICENSED MEMBER NAEA
The Property Ombudsman
Zoopla OnTheMarket.com rightmove.co.uk The UK's number one property website PrimeLocation.com









17 Braybon Avenue
Brighton
BN1 8EA

*** GUIDE PRICE £700,000-£750,000 ***

Occupying an enviable position just off Surrenden Road, this attractive three-bedroom detached family home offers well-proportioned accommodation, a generous west-facing rear garden and delightful far-reaching views across the surrounding area towards the South Downs.

This 1930's-built property is particularly well-suited to family living with three good-sized bedrooms including one with en-suite facilities, together with an open-plan reception and living space, kitchen/breakfast room and a useful ground floor WC. The accommodation is in 'ready to move in' condition and benefits from lots of natural light.

Outside, there is the benefit of off-road parking at the front plus a garage at the rear which could lend itself to a home office or studio (subject to usual consents). The level rear garden is approximately 80ft long and is west-facing, providing an excellent private outdoor space which is child friendly and enjoys the afternoon and evening sun.

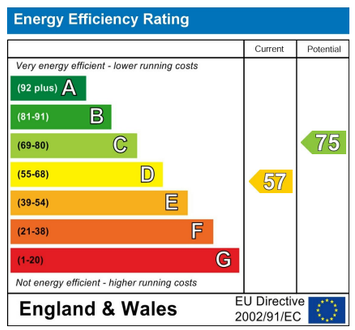
The property enjoys an elevated position and the outlook is a particular feature of the property, with panoramic views of the surrounding areas and the South Downs. The location is well placed for families, being close to Withdean Park and within easy reach of highly regarded schools from primary to sixth form. Patcham itself provides a range of local amenities and excellent access to Brighton and the surrounding area. The property is also within walking distance of Preston Park Station with direct links to London.

There is excellent potential for further enhancement (subject to usual consents) to convert the existing loft space and create an additional bedroom with en-suite, and the property could be sold with NO ONWARD CHAIN.









Council Tax Band: **E**

- Delightful Detached Three-Bed Family Home
- Generously Sized Accommodation
- En-Suite Shower Room plus Family Bathroom
- 80ft West-Facing Garden
- Panoramic Views to Front & Rear
- Off-Road Parking
- Garage to Rear with Potential to Convert (Subject to Consents)
- Potential for Loft Conversion (Subject to Consents)
- Stone's Throw from Withdean Park
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

John Hilton