



Kipling Avenue

BN2 6UF

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A Magnificent Semi-Detached Family Home on Kipling Avenue, Brighton...

Situated in a sought-after area of Brighton, this exceptional semi-detached house offers a spacious 1,800 sq ft of contemporary living space across three floors, with a South facing garden, making it an ideal home for the modern family.

The property is equipped with cutting-edge, fitted Starlink internet (with speeds up to 200-300gbps) and Alexa-controlled features, providing smart home convenience at your fingertips. Upon entering, you are greeted by a generous porch leading into the welcoming main hallway. From here, access the utility room and a versatile ground-floor fifth bedroom, complete with an ensuite shower room featuring underfloor heating. This space offers flexibility, perfect as a guest room, Airbnb, or a quiet retreat.

The large living room is a fantastic area for family gatherings, seamlessly connecting to the kitchen, which boasts abundant countertop and surface space. Plans are also approved for an extension to the kitchen (CGI images are available for those interested). Adjacent to the kitchen, is the light-filled dining room, ideal for your evening meals, which offer lovely garden views and Alexa-controlled blinds and remote-controlled rooflights.

On the first floor, the spacious landing leads to three double bedrooms and a family bathroom. The primary bedroom features with ample storage space and noise-cancelling plasterboard for added privacy. The second and third bedrooms are well-presented and versatile. The family bathroom has been recently remodelled and replaced as well as featuring a separate W.C.

The converted principal suite on the second floor is a true highlight, offering a large bedroom with Alexa-controlled curtains, lighting, and a ceiling fan. The walk-in wardrobe is an opulent touch, also benefiting from Alexa-controlled lighting and electric underfloor heating. The ensuite bathroom is luxurious, with a bathtub, shower, and built-in smart TV for ultimate relaxation.

An additional nursery, or office, (for those who work from home) provides further family flexibility, along with access to the loft space, ideal for storage.

Externally, the house benefits from a large, South facing garden, perfect for entertaining and children to play in a sunny garden all day long. A generous patio leads to a vast lawn, with raised decking at the top offering stunning views of the South Downs and soaking in the evening sun. The garden enjoys sunlight throughout the day, making it an invaluable feature of the home.

This property is equipped with 2.3kw solar panels, a car charging point on the driveway, and a new boiler and water cylinder, ensuring sustainability and efficiency. There is also an exterior 11.5 Kw battery, aiding towards the house's functionality and efficiency.

With highly regarded primary and secondary schools nearby and excellent transport links into the city, this family home is not only modern and spacious but also conveniently located. This is a rare opportunity to secure a large, ready-to-move-into home with smart features and ample outdoor space in one of Brighton's most desirable locations.

Call today to arrange a viewing and discover your dream home!

 **Guide Price** £850,000

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£875,000

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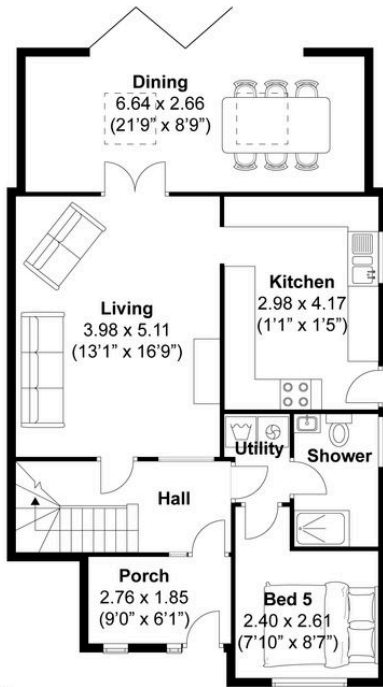




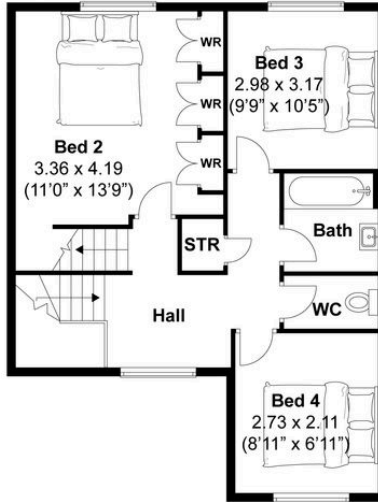
TOTAL FLOOR AREA:
1764.20 Sq.ft | 163.9 Sq.m

Kipling Avenue, Brighton
Approximately 163.9 sqm (1764.20 sqft)

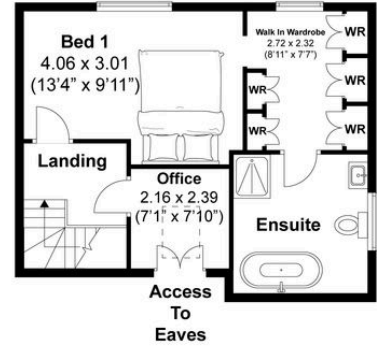
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FIRST FLOOR



SECOND 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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3. All Measurements are approximate.



Whatever you're looking for...
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