



*Bigwood Avenue*

BN3 6FQ

mishons

Bigwood Avenue is widely regarded as one of the neighbourhood's most desirable roads, a quiet, tree lined setting that feels wonderfully peaceful whilst remaining exceptionally central.

Seven Dials, Church Road, St Ann's Well Gardens, Brighton and Hove Stations are all within easy walking distance, making this an ideal location for families and professionals alike. There is also easy access to the beach, the South Downs, and Brighton Open Air Theatre, which is just a short walk away.

This handsome red brick semi detached home offers beautifully balanced accommodation across two floors and has been extremely well maintained by the current owners. The property is presented in good order throughout, with an abundance of natural light, generous proportions and a warm, welcoming feel.

The front reception room is a particularly lovely space, bathed in morning light and rich with attractive period features. It provides an elegant yet cosy setting for relaxing with family or entertaining guests.

To the rear sits the spacious kitchen, fitted with an extensive range of worktop and storage space, with doors opening directly onto the garden. Adjacent is the dining room, perfectly suited to modern family living, with views out to the garden.

The hallway wraps neatly around the staircase and provides access to a downstairs W.C., useful understairs storage and a secondary entrance into the kitchen. Upstairs, the half landing hosts one of the four bedrooms alongside the family bathroom. Beyond this are three further well proportioned double bedrooms, all presented in good decorative order.

Externally, the west facing garden is perfectly positioned for afternoon and evening sun, with a generous lawn that makes it ideal for families of all sizes and summer entertaining alike.

The house is also well placed for several highly regarded local schools, including Cottesmore, Cardinal Newman and BHASVIC Sixth Form College. Lancing Prep is also nearby, along with Brighton Girls School (GDST), making this an excellent choice for families considering both state and private education.

Overall, this is a rare opportunity to acquire a substantial and beautifully cared for family home on one of the area's most sought after roads, combining character, space and an exceptional central location in equal measure.

➤ *Guide Price* £1,100,000 - £1,150,000

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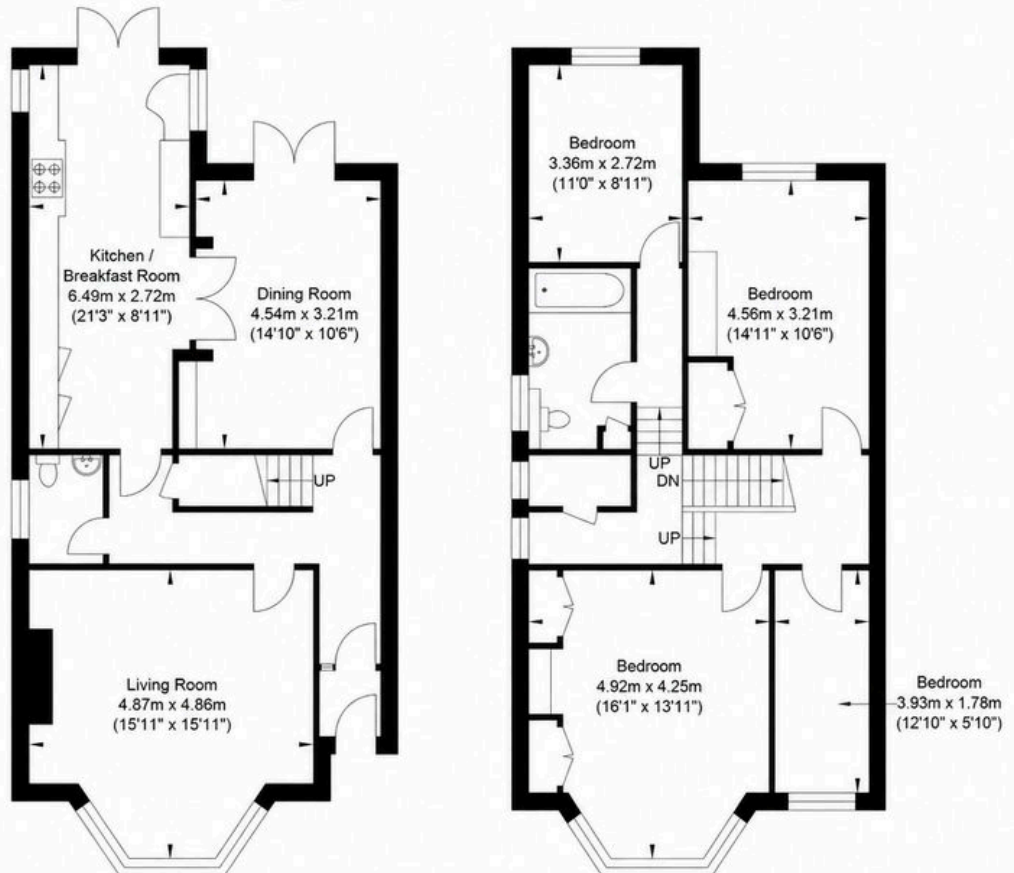






TOTAL FLOOR AREA:  
1491.55 SQ FT | 138.57

## Bigwood Avenue



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no fuff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
*We'll help you find it.*

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