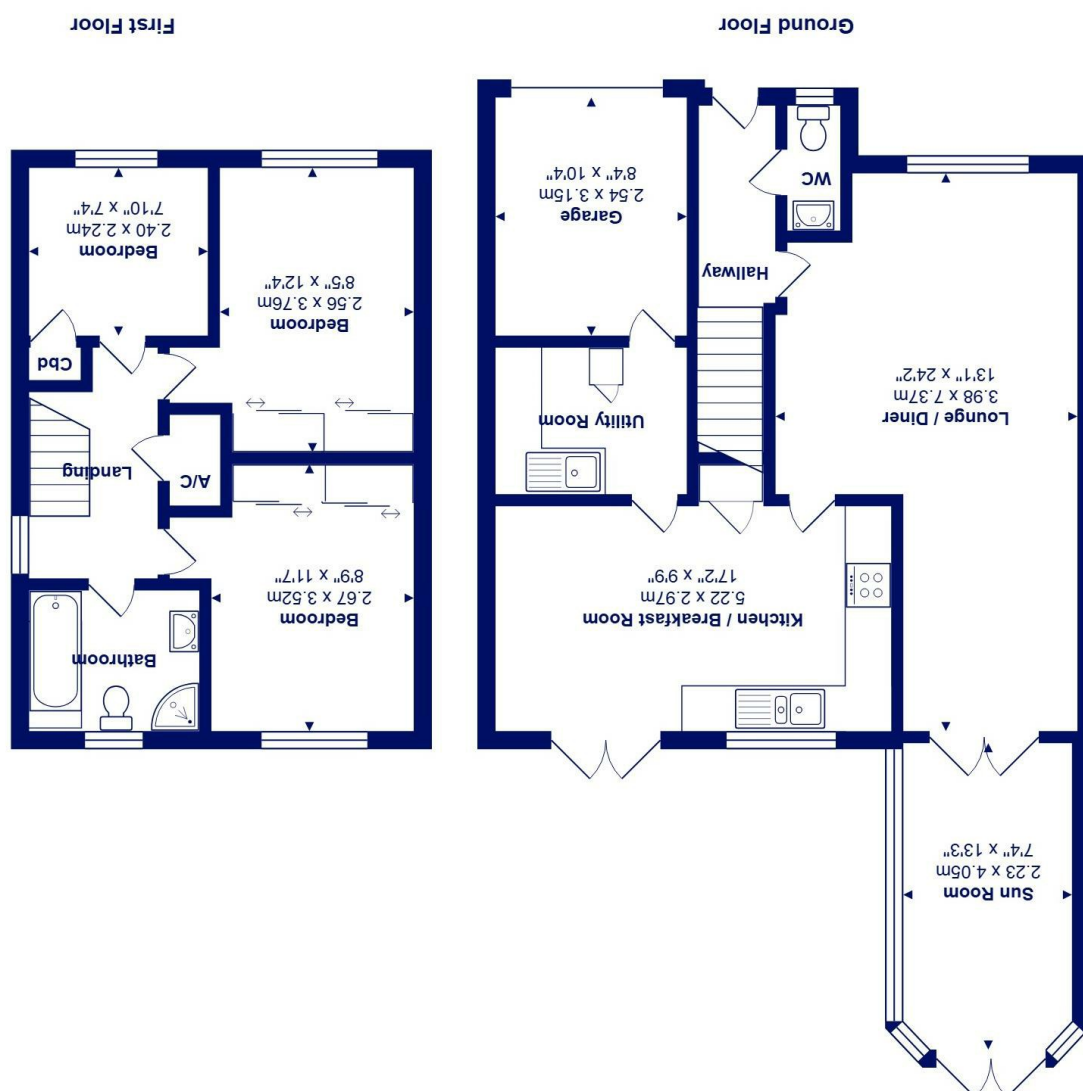




Total Area: 99.1 m<sup>2</sup> ... 1066 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



12 Brabazon Drive, BH23 4TL

£435,000

**Mitchells**  
1963 — TODAY

A stylish three bedroom semi-detached property presented in good order throughout with tasteful décor and generous family accommodation. Benefiting from a delightful conservatory extension to the rear overlooking the sunny rear garden, with off road parking and a single integral garage (part converted).

Situated in the heart of this sought after area, within the catchment area of the excellent local schools and within walking distance to the award winning beaches and cafés at Friars Cliff & Avon Beach.

- Modern, executive style semi-detached house
- Three first floor bedrooms with plenty of storage
- Good size through sitting/dining room
- Large well fitted kitchen/breakfast room with access to the rear garden
- Conservatory extension overlooking the rear garden
- Family bathroom with separate shower and bath
- Separate utility room and ground floor cloakroom
- Gas fired central heating and UPVC double glazed windows
- Single integral garage (part converted) and off road parking
- Sunny enclosed rear garden

EPC Rating Band: D

Council Tax Band: D

Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

