
Spencer
&Leigh
38 Highview Avenue South, Patcham, Brighton, BN1 8WQ

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Guide Price £475,000 - £550,000 Freehold

- Spacious detached bungalow linked by garage
- Two double bedrooms (Previously Three)
- West facing living room with doors to conservatory
- Separate dining space open to living room
- Double glazed and brick built conservatory
- Kitchen-breakfast room with fitted units
- Modern shower room, separate cloakroom
- Private driveway with parking and integral garage
- Level, easy to manage West Facing rear garden
- Exclusive to Spencer & Leigh, no ongoing chain

GUIDE PRICE £475,000 - £500,000

Located on level ground close to Patcham Old Village is this charming detached link bungalow with an easy to manage West facing rear garden. The property features a private drive, vehicle parking and an integral garage. Originally the property was constructed with three bedrooms and over the years one of the bedrooms has had a wall removed and been opened up into the lounge, creating a social lounge dining room which connects to a brick built and double glazed conservatory. The kitchen breakfast room is of a good size with plenty of built in cupboards along with space for a small table and chairs. There are two good size double bedrooms with the main bedroom having built in wardrobe cupboards to one wall. The bathroom has been converted to a shower room with an oversized shower cubicle, basin and WC with the advantage of an additional separate cloakroom. Outside there is an easy to manage West Facing rear garden with mature trees, shrubs and far reaching views. Viewing highly recommended, Exclusive to Spencer & Leigh.



Highview Avenue South is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the City and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Matalan, Dunelm, Pets at Home and Asda Superstore.







Entrance

Entrance Hallway

Living Room
15'5 x 12'10

Dining Room
9'10 x 8'2

Kitchen/Breakfast Room
12'10 x 10'2

Conservatory
19'8 x 6'3

Bedroom
13'9 x 10'6

Bedroom
13'2 x 9'6

Family Shower Room/WC
7'11 x 5'3

Separate Cloakroom/WC
5'3 x 2'11

OUTSIDE

Rear Garden

Garage
16'9 x 7'11

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 112 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

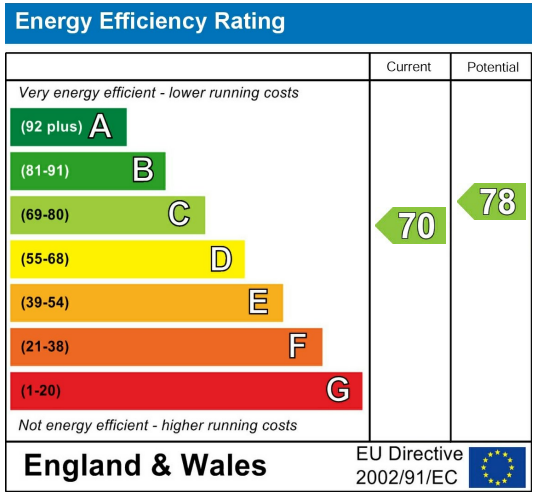








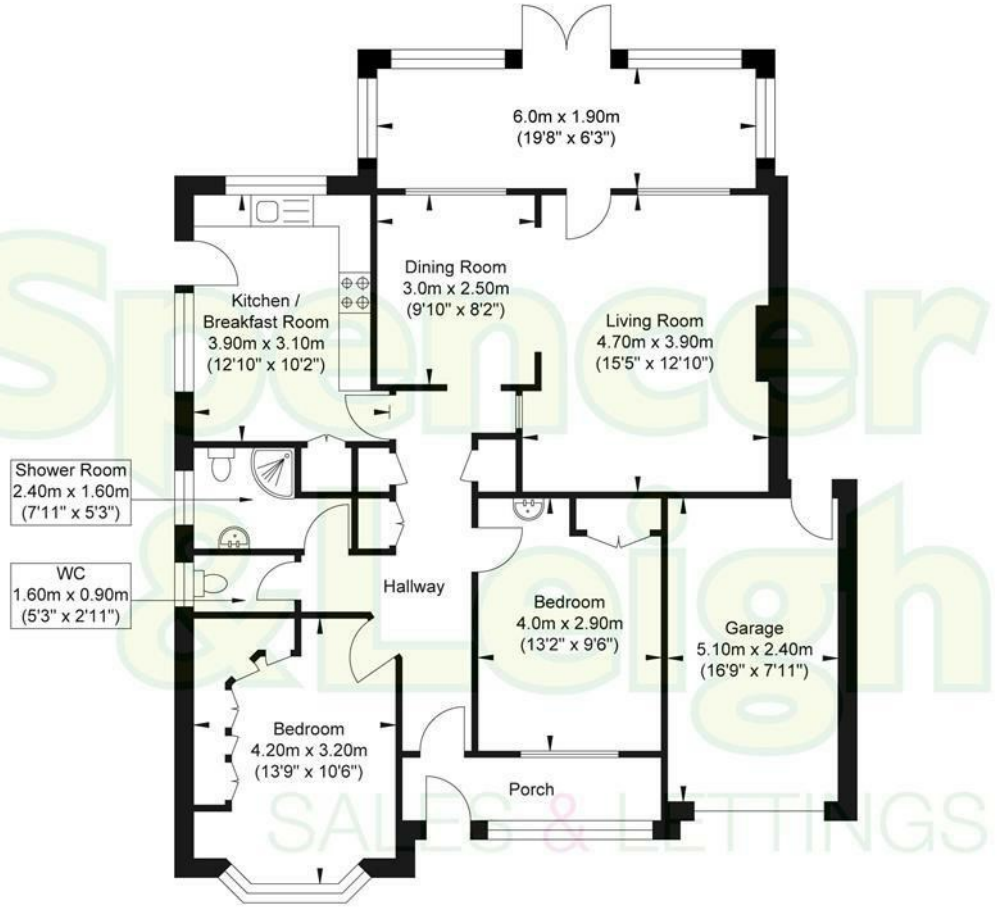
Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Highview Avenue South



Approximate Floor Area
1178.54 sq ft
(109.49 sq m)

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Approximate Gross Internal Area (Including Garage) = 109.49 sq m / 1178.54 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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