



20 Ridgeside Avenue, Patcham, Brighton, BN1 8WB

Spencer
& Leigh

20, Ridgeside Avenue, Patcham,
Brighton, BN1 8WB

Guide Price £1,000,000 - £1,100,000

- Architecturally remodelled detached home
- Exclusive location with South facing rear garden
- Five spacious bedrooms arranged over two floors
- Two luxurious bathrooms and one en suite to main bedroom
- 29' Open plan kitchen/dining room with 'AEG' appliances
- Separate formal living room
- Lawned level rear garden & patio
- Private driveway catering for several vehicles
- Viewing is highly recommended
- No onward chain, exclusive to Spencer & Leigh

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This delightful home has been the subject of an architectural redesign which embraces natural light and flow, all completed to an extremely high standard and ready for immediate occupation. Quality materials with stunning design have been fused to create this new, stylish and modern home which allows for level ease of access to the ground floor living rooms, bedrooms and bathroom. Deceptive with the space concealed, there are five bedrooms in total arranged over the ground and first floor with two bathrooms and one bedroom with en-suite. Without doubt the hub of the home will be the large kitchen living space which runs the width of the property. This lovely room overlooks the rear garden with a southerly aspect and is bathed in natural light. The space is equipped with stylish kitchen units, walk in larder and sit up island unit. We Love the large patio doors and parquet flooring which complete the look. All the rooms are generous in size and do not disappoint. The sanitary ware and cabinetry in the bathrooms have been carefully chosen to be timelessly modern. There is private off road parking on a stone paved driveway which extends with paving around the exterior of the property to a level lawned rear garden and paved patio ideal for entertaining. This home is available to purchase chain free with full vacant possession. Viewing is highly recommended to appreciate this quality home which is exclusive to Spencer & Leigh.



Ridgeside Avenue 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, Pets at Home, Matalan and Asda Superstore.



Entrance
 Entrance Hallway
 Lounge
 11'11 x 11'5
 Kitchen/Diner
 29'1 x 17'5
 Utility Room
 8'6 x 5'5
 Bedroom
 15'7 x 9'9
 Bedroom
 13'1 x 10'2
 G/f Bath/Shower Room/WC

Stairs rising to First Floor

Bedroom
 24'4 x 11'1
 En-suite Shower Room/WC

Bedroom
 14'1 x 12'

Bedroom
 12'9 x 12'

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway & un-restricted on street parking

Broadband: Standard 14 Mbps, Superfast 49 Mbps, Ultrafast 1000Mbps 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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& Leigh**

Ridgeside Avenue



Ground Floor
Approximate Floor Area
1175.85 sq ft
(109.24 sq m)

First Floor
Approximate Floor Area
758.31 sq ft
(70.45 sq m)

Approximate Gross Internal Area = 179.69 sq m / 1934.16 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.