

**Spencer
& Leigh**



7 Grangeways, Patcham, Brighton, East Sussex, BN1 8XN

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Guide Price £600,000 - £650,000 Freehold

- Detached three bedroom bungalow
- Private drive & garage/studio
- Granted planning consent to create a house
- Double glazing, gas central heating
- Quiet Patcham Village location
- Hallway with parquet flooring
- Southerly facing living room
- Southerly facing kitchen
- Level rear garden
- Exclusive to Spencer & Leigh

GUIDE PRICE £600,000 - £650,000

Exclusive to Spencer & Leigh is this spacious Three bedroom Detached Bungalow located in a highly sought after road in Patcham Village. The property has granted planning consent to lift the roof and turn the property into a house, create a first floor turning the property in a large family home. Full details are available on request. This could be the project you always wanted. Currently the bungalow features a generous entrance hall with lovely parquet flooring, There is a Southerly facing, dual aspect lounge/dining room and a separate kitchen. The bedrooms are all of good size making this a lovely home just as it is. Outside there is a private driveway leading to the Garage/studio. At the rear of the property is a level paved rear garden. Other features include double glazing and gas central heating. Walking distance to the Patcham Village and transport links. Call for more details or to view.



Grangeways is a much sought after location situated close to Patcham Old Village. There are what are considered to be excellent local schools within the immediate vicinity which are easily accessible. The amenities of the Old Village are only a stones throw away. Commuter links to Brighton, London & Gatwick are provided by the A23 or Preston Park mainline railway station.



Entrance
 Entrance Hallway
 Lounge
 15'11 x 15'7
 Kitchen/Diner
 18'6 x 10'3
 Bedroom
 16'5 x 10'1
 Bedroom
 13'3 x 10'11
 Bedroom
 13'2 x 9'5
 Bathroom
 9'6 x 7'3

OUTSIDE

Rear Garden
 Driveway
 Garage/Studio

Property Information
 Council Tax Band E: £2,857.63 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway and un-restricted on street parking
 Broadband: Standard 16Mbps, Superfast 80 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

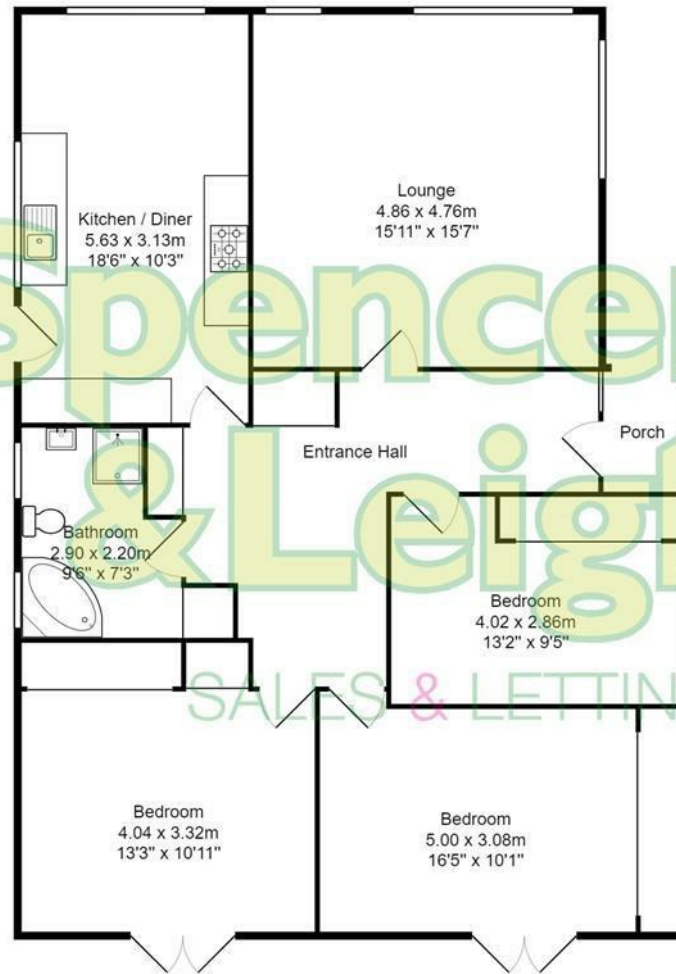


Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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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Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only.