

Spencer  
& Leigh



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



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Offers In Excess Of £550,000 - 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

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

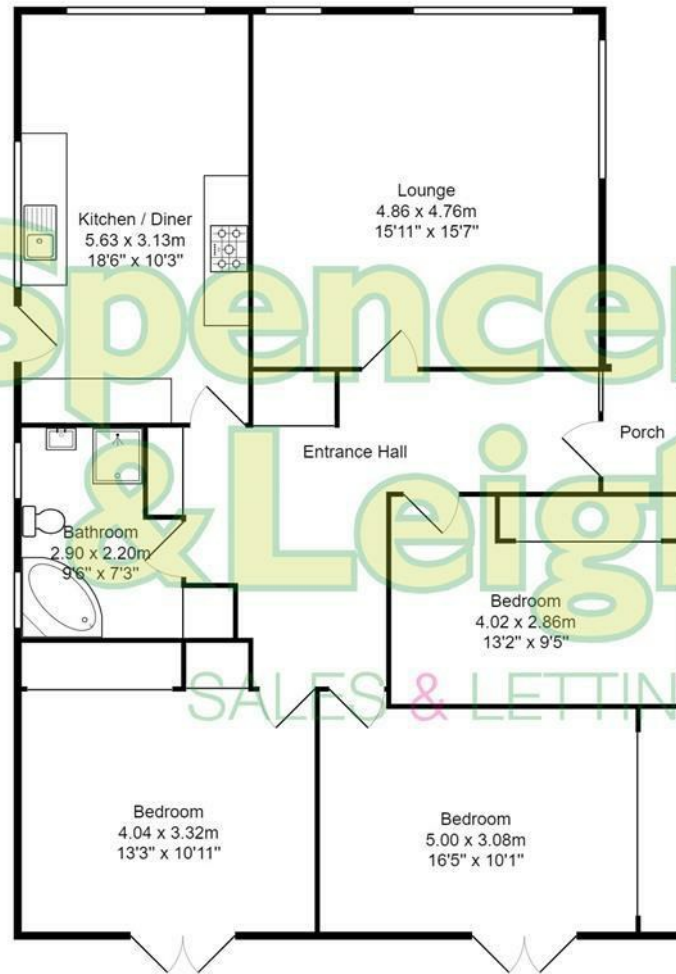


Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Total Area: 110.0 m<sup>2</sup> ... 1184 ft<sup>2</sup>

All measurements are approximate and for display purposes only.