

**Spencer
& Leigh**



23 Baranscraig Avenue, Patcham, Brighton, BN1 8RF



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Brighton, BN1 8RF

Offers In Excess Of £475,000 - Freehold

- Extended semi detached 1930s home
- 23' Lounge/dining room
- Extended kitchen
- Potential to extend further, subject to consents
- Three bedrooms
- G/f shower room and F/f bathroom
- Popular residential location
- Requires some modernisation
- South-westerly facing rear garden
- No onward chain

This charming 1930s extended semi-detached family home is a perfect blend of classic architecture and modern amenities. Although it requires some modernisation, the property has been well-maintained and retains many features, including decorative beams and a fireplace. Befitting from three bedrooms, a ground-floor shower room and a first-floor bathroom this home offers versatile space. The house boasts a beautiful south-westerly facing garden that is perfect for outdoor entertaining or relaxation. The property has substantial potential to extend into the loft, making it ideal for a growing family. Additionally, the property is being sold with no onward chain, providing an opportunity for a quick and hassle-free purchase. The house is located in a sought-after residential area, with excellent transport links to nearby towns and cities. If you are looking for a family home with character, potential, and a beautiful garden, this property is a must-see.



Baranscraig Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Matalan and Asda stores and what are considered to be good schools and colleges. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 11'5 x 11'1
 Dining Room
 11'5 x 9'10
 Kitchen
 11'1 x 9'6
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 11'5 x 10'9
 Bedroom
 11'5 x 10'9
 Bedroom
 6'10 x 5'6

Family Bathroom
 OUTSIDE

Rear Garden

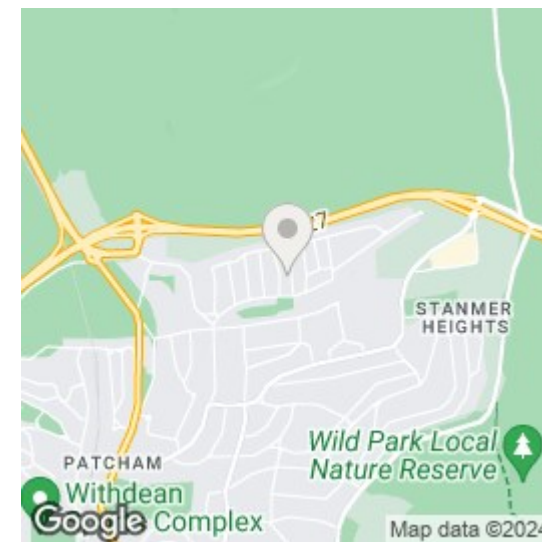
Property Information

Council Tax Band D: £2,338.06 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Shared driveway and un-restricted on street parking
 Broadband: Standard 25 Mbps, Superfast 66 Mbps. Ultrafast 1000 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.

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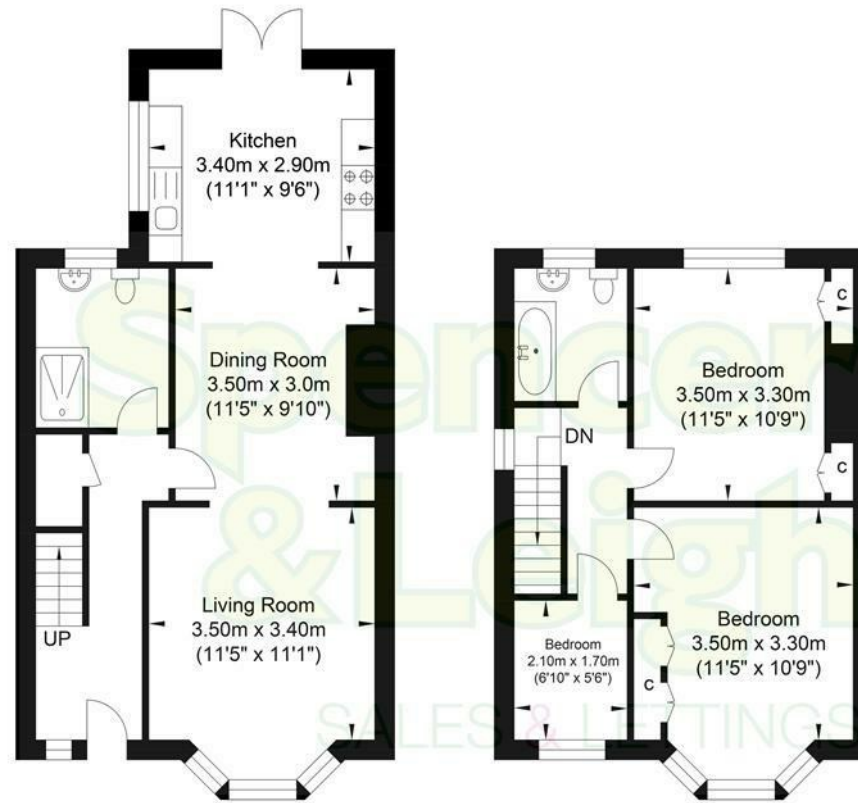


Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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Ground Floor
 Approximate Floor Area
 509.99 sq ft
 (47.38 sq m)

First Floor
 Approximate Floor Area
 400.20 sq ft
 (37.18 sq m)



Approximate Gross Internal Area = 84.56 sq m / 910.19 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.