Spencer & Leigh

SALES & LETTINGS

£650,000* fees apply

3 Kenmure Avenue, Patcham, Brighton, East Sussex, BN1 8SH

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GUIDE PRICE £650,000 - £700,000

Having been Extended and Renovated throughout Spencer & Leigh are delighted to offer this Stunning 5-Bedroom Family Home presented in Show Home Condition. Kenmure Avenue, located in the heart of Patcham is a wider road than most, further emphasising the Light and the added Space that has been cleverly created! From the moment you enter, WE LOVE the Luxury Vinyl Tile flooring in a stylish Herringbone pattern that leads you towards the spacious and open-plan Kitchen/Diner, illuminated by two skylights and full-width bi-folding doors allowing natural light to flood in, a perfect space for entertaining guests or raising a Family. The fully fitted modern Kitchen boasts an array of high-end appliances and plenty of storage space, whilst the stylish centre island offers further dining space by way of a Breakfast bar and additional fitted appliances, including a wine cooler and Induction hob. From here your eyes are drawn to the Westerly-Facing Large Level rear Garden, Decked Sun-Terrace and further undercover seating area should you need it. Inside the Bedrooms are plentiful, Two of them downstairs, including the Principal with a Sumptuous En-Suite Shower room and Three further Good-sized Doubles upstairs plus the Family bathroom. Attention to detail is paramount so if you are looking for a property that oozes Style and is simply ready to move in, then call now and arrange your Viewing Appointment with Spencer & Leigh!

Entrance

Entrance Hallway

Snug
10'9 x 10'3 (3.28m x 3.12m)

Kitchen/Diner
18'9 x 17'3 (5.72m x 5.26m)

Utility Room/WC
9' x 6'9 (2.74m x 2.06m)

Bedroom
12'5 x 10'9 (3.78m x 3.28m)

En-suite Shower Room

Bedroom
10'4 x 7' (3.15m x 2.13m)

Stairs rising to First Floor

Bedroom
10'7 x 10'5 (3.23m x 3.18m)

Bedroom
9'8 x 8'11 (2.95m x 2.72m)

Bedroom
9'7 x 8' (2.92m x 2.44m)

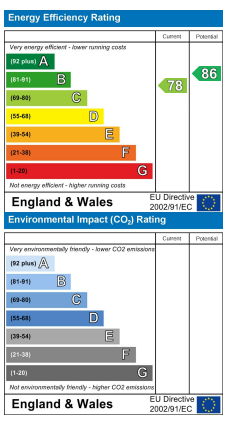
Family Bathroom

OUTSIDE

Rear Garden

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Driveway and un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Council:- BHCC
Council Tax Band:- D

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 6 weeks worth of rent, the first months rent in advance and an administration fee.