



3 Kenmure Avenue, Patcham, Brighton, BN1 8SH

Spencer  
& Leigh

### 3 Kenmure Avenue, Patcham, Brighton, BN1 8SH

Guide Price £650,000 - £700,000 Freehold

- Renovated, Extended and Modernised
- Exceptional Finish and Show Home Condition
- Five Double Bedrooms
- Sumptuous Family & Ensuite Bathrooms
- 18'9 x 17'3 Kitchen/Diner with further Lounge/Snug
- Underfloor Heating throughout the Whole of the Ground Floor
- Large Westerly Facing Level Rear Garden
- Utility Room and Further Downstairs Toilet
- Private Off-Street parking for Multiple Vehicles
- Vendor Suited so Early Viewing is Highly Recommended

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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!



Kenmure Avenue is an attractive road connecting Mackie and Braeside Avenue's. Popular Infant, Junior and Senior schools are within easy walking distance along with Patcham Old Village and its many amenities. A mainline railway station is only a short hop away at Preston Park, bus routes are regular and a comprehensive road network to Brighton and London is easily accessible.



Entrance  
 Entrance Hallway  
 Snug  
 10'9 x 10'3  
 Kitchen/Diner  
 18'9 x 17'3  
 Utility Room/WC  
 9' x 6'9  
 Bedroom  
 12'5 x 10'9  
 En-suite Shower Room  
 Bedroom  
 10'4 x 7'

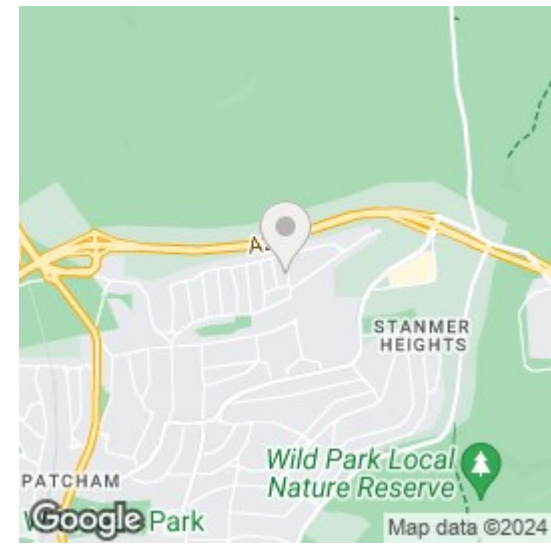
Stairs rising to First Floor  
 Bedroom  
 10'7 x 10'5  
 Bedroom  
 9'8 x 8'11  
 Bedroom  
 9'7 x 8'  
 Family Bathroom

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)

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) <b>A</b>		
(81-91) <b>B</b>	78	86
(69-80) <b>C</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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# Kenmure Avenue



Ground Floor  
Approximate Floor Area  
1004.91 sq ft  
(93.36 sq m)

First Floor  
Approximate Floor Area  
428.29 sq ft  
(39.79 sq m)

Approximate Gross Internal Area = 133.15 sq m / 1433.21 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.