



81 Vale Avenue, Patcham, Brighton, BN1 8UB

Spencer  
& Leigh

81 Vale Avenue, Patcham,  
Brighton, BN1 8UB

Price £650,000 - Freehold

- Attractive 1930s semi detached home
- Four bedrooms plus additional study/office/bedroom five
- Extended into the loft and on the rear
- Well presented throughout
- Set over three storeys
- G/f cloakroom/WC, F/f bathroom and S/f shower room
- Stunning roof terrace overlooking fields
- West facing rear garden with gated access to field
- Hardstanding and shared driveway leading to Garage
- Internal inspection highly recommended

WOW! What a charming location for this extended 1930s semi-detached family home. This property boasts a large open-plan reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and an additional office/study or potential fifth bedroom, there is ample space for a growing family or those who enjoy having extra room for guests.

The two bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze. The west-facing garden is a delightful feature, offering a sunny spot for outdoor gatherings or a peaceful retreat after a long day. Imagine enjoying a cup of tea while overlooking the playing field and scout hut that this property backs onto - a rare and picturesque view that adds to the charm of this home.

This house is well presented throughout, ready for you to move in and make it your own. Whether you are looking for a family home with plenty of space, a peaceful setting with a lovely garden, or simply a well-maintained property in a desirable location, this house on Vale Avenue ticks all the boxes. Don't miss the opportunity to make this house your home sweet home in beautiful Patcham.



Vale Avenue is a highly sought after area and also ideally situated for all amenities including shops and supermarkets. What are considered to be good schools and colleges are nearby as well as a selection of restaurants. 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  
 16'8 x 11'1  
 Dining Area  
 10'2 x 8'6  
 Kitchen  
 13'9 x 11'5  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 13'9 x 10'9  
 Roof Terrace  
 Bedroom  
 11'5 x 10'9  
 Bedroom  
 7'6 x 6'10  
 Family Bathroom  
 Stairs rising to Second Floor  
 Bedroom  
 13'9 x 7'10  
 Bedroom  
 9'6 x 9'2  
 Family Shower Room/WC

OUTSIDE  
 Rear Garden  
 Garage  
 16' x 8'2

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, shared driveway and un-restricted on street parking  
 Broadband: Standard 7Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)  
 Mobile: Fair/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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</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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# Vale Avenue



Ground Floor  
Approximate Floor Area  
565.21 sq ft  
(52.51 sq m)

First Floor  
Approximate Floor Area  
403.86 sq ft  
(37.52 sq m)

Second Floor  
Approximate Floor Area  
275.34 sq ft  
(25.58 sq m)

Garage  
Approximate Floor Area  
131.85 sq ft  
(12.25 sq m)

Approximate Gross Internal Area = 127.86 sq m / 1376.27 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.