

**Spencer
& Leigh**



81 Vale Avenue, Patcham, Brighton, BN1 8UB



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Price £600,000 - 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. Viewing highly recommended, vendor suited.



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.


t: 01273 565566

w: www.spencerandleigh.co.uk



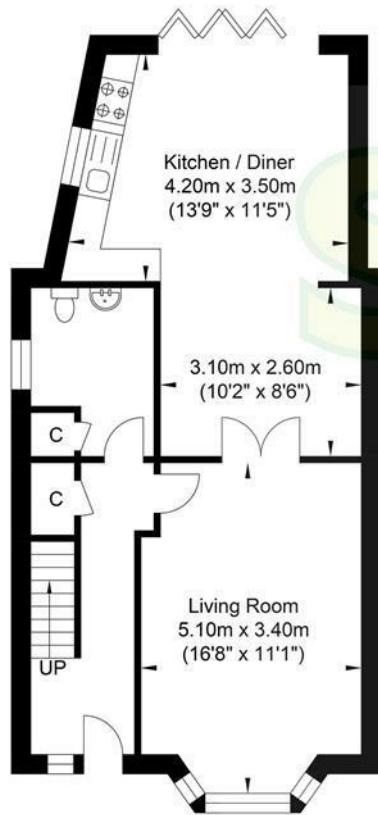
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

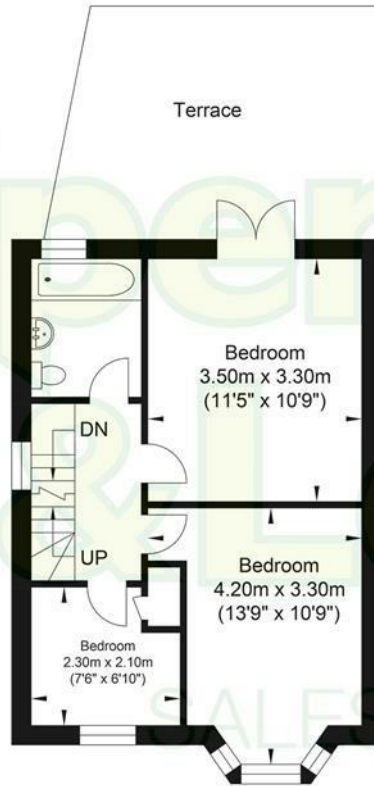
| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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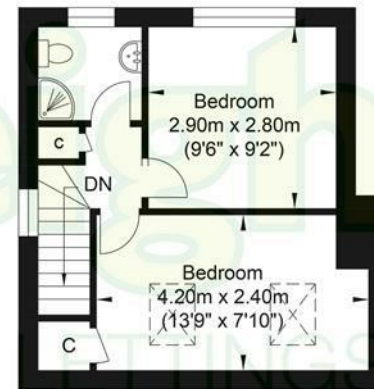
Vale Avenue



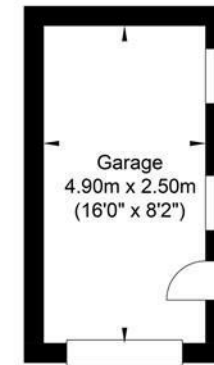
Ground Floor
Approximate Floor Area
565.21 sq ft
(52.51 sq m)



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.