



2 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ

**Spencer
& Leigh**

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Guide Price £500,000 - £550,000 Freehold

- Beautifully presented spacious bungalow
- Two bedrooms on the ground floor and two attic rooms
- Newly fitted bathroom and additional shower room
- Newly fitted kitchen/breakfast room with integral appliances
- Useful separate utility room
- Spacious living room leading into a conservatory
- Southerly aspect two tiered rear garden
- Off road parking for one vehicle
- Neutrally decorated throughout with a new fitted roof
- No on going chain

GUIDE PRICE £500,000 - £550,000

Welcome to Woodbourne Avenue, Brighton - a charming property that offers the perfect blend of comfort and style. This semi-detached chalet bungalow is a hidden gem boasting two bedrooms and two attic rooms across 1,132 sq ft of living space.

As you step inside, you are greeted by a spacious and bright through living room which flows into the conservatory, that is perfect for entertaining guests or simply relaxing with your loved ones. The property features two ground floor bedrooms, offering convenience and flexibility, while the two attic rooms provide additional space for a growing family or a home office.

The newly fitted kitchen is a chef's delight, complete with integrated appliances and a sociable breakfast bar. Adjacent to the kitchen, you will find a useful utility room that adds to the functionality of this beautiful home. The property also boasts a newly fitted bathroom and an additional shower room, ensuring that your family's needs are met.

Outside you will find tiered low maintenance rear garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air and those Summer BBQ's. There is also off-road parking at the front which gives you convenience is at your doorstep.

This chalet bungalow has been lovingly maintained, with a new main roof and fresh decor that adds a touch of elegance to the space. Located in the popular area of Patcham, this property offers the perfect combination of suburban tranquillity and urban community.

Don't miss the opportunity to make this property your home - schedule a viewing today and experience the charm of Woodbourne Avenue for yourself.



Woodbourne Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Pets at Home, Matalan and Asda stores, 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
 19'1 x 10'3
 Conservatory
 10' x 7'11
 Kitchen/Breakfast Room
 12'2 x 8'6
 Utility Room
 12'10 x 5'2
 Bedroom
 14'1 x 10'3
 Bedroom
 8'6 x 7'10

Bath/Shower Room
 Shower Room/WC
 Stairs rising to First Floor

Attic Room 1
 15'3 x 7'7
 Attic Room 2
 14' x 9'5
OUTSIDE
 Rear Garden
 Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Off road parking and un-restricted on street parking
 Broadband: Standard 16Mbps, Superfast 190Mbps & 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:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	67	
(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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GROUND FLOOR
APPROX. FLOOR
AREA 80.4 SQ.M.
(865 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.2 SQ.M. (1132 SQ.FT.)

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