

13 The Deeside, Patcham, Brighton, BN1 8SA

Spencer
& Leigh

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01273 565566
www.spencerandleigh.co.uk
FOR SALE



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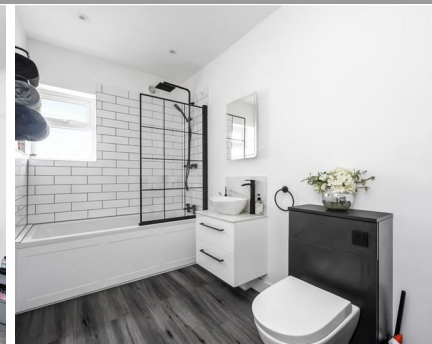
Price £600,000 - Freehold

- Stunning semi-detached family home
- Exceptionally extended & newly renovated
- Beautiful spacious open plan living/kitchen/dining room
- Stylish newly fitted kitchen with integrated appliances
- Three large double bedrooms
- Main bedroom with en-suite
- Modern family bathroom & en-suite shower room
- Garden room/office
- Overlooking nature reserve
- No onward chain

Located in The Deeside in Patcham overlooking a nature reserve is this stunning three bedroom contemporary styled family home which has been extended and completely renovated by our current vendors. The immaculate accommodation features a ' spacious open plan living/kitchen/dining room with modern fitted units, breakfast bar, integrated appliances and bi-folding windows overlooking the garden. Also on the ground floor there are two double bedrooms both fitted with plantation shutters and a modern family bathroom. At the first floor the spacious ' main bedroom is bright an airy with large Velux windows, a modern en-suite shower room and eave storage. Other points worthy of a mention are gas central heating via a combination boiler and double glazing throughout. Outside the rear garden is low maintenance with artificial grass and access under the house offering plenty of storage. Additionally, there is a versatile garden room that can be used as an office, providing the perfect space to work from home. Viewing is essential to appreciate this beautiful family home which is offered for sale with no onward chain.



Situated in a highly sought after road in Patcham, close to amenities including shops and supermarkets such as M & S food, 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
 Kitchen/Lounge/Dining Room
 27'3 x 19'3
 Bedroom
 12'10 x 10'10
 Bedroom
 11'10 x 10'
 G/f Family Bathroom
 Stairs rising to First Floor

Bedroom
 20'4 x 14'6
 En-suite Shower Room/WC

OUTSIDE
 Rear Garden

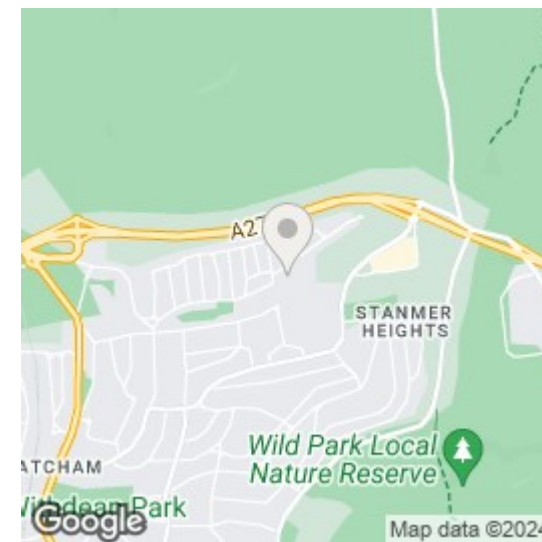
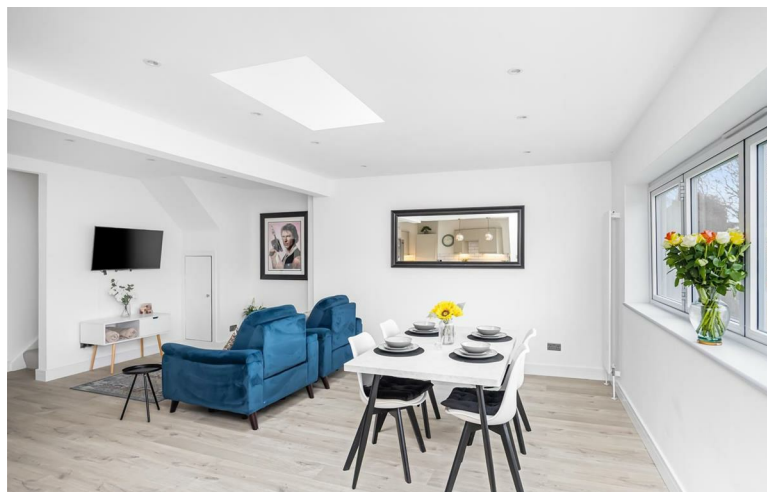
Outbuilding/Office
 11'5 x 9'5

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 6 Mbps, Superfast 56 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.

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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		85
(69-80) C	73	
(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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The Deeside



Ground Floor
Approximate Floor Area
913.96 sq ft
(84.91 sq m)

First Floor
Approximate Floor Area
400.30 sq ft
(37.19 sq m)

Outbuilding
Approximate Floor Area
108.60 sq ft
(10.09 sq m)

Approximate Gross Internal Area = 132.19 sq m / 1422.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.