

15 Heston Avenue, Patcham, Brighton, BN1 8UP

Spencer
& Leigh



15 Heston Avenue, Patcham,
Brighton, BN1 8UP

Guide Price £575,000 - £600,000 Freehold

- Semi detached chalet bungalow
- Modernised and extended in 2021
- Four good size bedrooms over the ground & first floor
- Two bathrooms, one on each level
- Spacious living room with pleasant dual aspect
- 24' Modern kitchen/dining room with patio doors
- Favoured Westerly facing lawned rear garden
- New roof, boiler and electrical rewire in 2021
- Potential for off road car parking
- Exclusive to Spencer & Leigh, viewing highly recommended

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Welcome to Heston Avenue, Patcham, Brighton - a charming chalet style bungalow that has been tastefully extended and modernised in 2021, making it the perfect blend of classic charm and modern convenience.

As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your family. The property boasts four well-appointed bedrooms, providing ample space for a growing family or for guests to stay over.

One of the highlights of this property is the 24' kitchen/dining room with integrated appliances, where you can whip up delicious meals while enjoying the company of your loved ones. The new boiler, replacement roof and partial electrical rewire ensure that you have peace of mind when it comes to the essential systems of the house.

Outside, the westerly facing lawned rear garden is the ideal spot for enjoying the sunshine and hosting summer barbecues. With potential for off road parking, you won't have to worry about finding a spot after a long day at work.

Whether you're looking for a family home or a peaceful retreat away from the hustle and bustle of the city, this semi-detached chalet bungalow offers the best of both worlds. Don't miss out on the opportunity to make this property your own and create lasting memories in this beautiful home.



Situated in a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Matalan, Pets at Home 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
 Lounge
 16'8 x 11'9
 Kitchen
 24'11 x 10'5
 Bedroom
 11'9 x 9'10
 Bedroom
 9'10 x 9'10
 Family Bathroom
 6'11 x 6'5
 Stairs rising to First Floor

Bedroom
 15'8 x 11'9
 Bedroom
 15'8 x 9'10
 Shower Room/WC
 Eaves Storage

OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Shared driveway & un-restricted on street parking
 Broadband: Standard 7 Mbps, Superfast 216 Mbps. Ultrafast 1000 Mbps 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:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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& Leigh**

Heston Avenue, Patcham



Ground Floor
Approximate Floor Area
799.0 sq ft
(74.23 sq m)

First Floor
Approximate Floor Area
501.16 sq ft
(46.56 sq m)

Approximate Gross Internal Area = 120.79 sq m / 1300.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.