

**Spencer  
& Leigh**



**2 Grangeways, Patcham Village, Brighton, BN1 8XN**

## 2 Grangeways, Patcham Village, Brighton, BN1 8XN

Guide Price £1,000,000 - £1,100,000 Freehold

- Substantial detached family home
- Four/five generous sized bedrooms
- Spacious 25' double aspect living room
- Stunning kitchen/breakfast room with island
- Separate utility room & ground floor cloakroom
- Main bedroom with dressing room
- Stylish bathroom & ensuite shower room
- Large Southerly facing lawned rear garden
- Garden room studio/office
- Private driveway with parking for several vehicles

GUIDE PRICE £1,000,000 - £1,100,000

This stunning substantial detached family home is located in the quiet and charming Patcham Village area of Brighton and boasts four/five bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by a spacious entrance hall which leads you into the 25' double aspect living room, offering ample space for entertaining. The stylish kitchen/breakfast room is fitted with modern units, an island with a breakfast bar, composite Earth stone worktops, integrated appliances and French doors leading out to the garden. There is a separate utility room with space for several appliances. Also on the ground floor you will find a separate dining room which could be used as bedroom five and a downstairs cloakroom.

At the first floor there are four spacious bedrooms and a stylish bathroom with a freestanding bath and a walk-in shower, ideal for unwinding after a long day. The main bedroom comes complete with a dressing room, providing a touch of luxury to your everyday routine. The second bedroom benefits from a modern en-suite shower room and a fitted wardrobe. One of the standout features of this property is the large Southerly facing rear garden, offering a peaceful retreat where you can enjoy the outdoors in the comfort of your own home. Additionally, at the bottom of the garden there is an outbuilding/office, offering a versatile space that can be tailored to your needs. Whether you work from home or need a hobby room, this extra space is a fantastic bonus.

Parking will never be an issue with the private driveway that offers plenty of space for multiple vehicles. The property has been tastefully extended and offers the potential to extend further subject to the necessary consents. Don't miss out on the opportunity to make this house your home and enjoy all the wonderful features it has to offer.



Grangeways is a much sought after location situated close to Patcham Old Village. There are what are considered to be excellent local schools within the immediate vicinity which are easily accessible. The amenities of the Old Village are only a stones throw away. Commuter links to Brighton, London & Gatwick are provided by the A23 or Preston Park mainline railway station.



Entrance  
 Entrance Hallway  
 Living Room  
 25'7 x 15'5  
 Dining Room  
 13'8 x 8'11  
 Kitchen  
 14'11 x 14'10  
 Utility Room  
 6' x 4'9  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 12'5 x 9'10  
 Dressing Room  
 12'5 x 5'7  
 Bedroom  
 12'4 x 10'  
 Bedroom  
 14'1 x 9'4  
 En-suite Shower Room/WC  
 Bedroom  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Outbuilding - Studio  
 17'1 x 10'2  
 Outbuilding - Storage  
 10'2 x 8'11  
 Outbuilding  
 6'6 x 6'5  
 Property Information  
 Council Tax Band F: £3,377.19 2024/2025  
 Utilities: Mains Gas and Electric, Mains water and sewerage  
 Parking: Driveway and un-restricted on street parking  
 Broadband: Standard 15Mbps, Superfast 80Mbps & Ultrafast 1000Mbps 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 73                         | 80        |
| (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<br>2002/91/EC |           |

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# Grangeways



Ground Floor  
Approximate Floor Area  
829.68 sq ft  
(77.08 sq m)

First Floor  
Approximate Floor Area  
758.96 sq ft  
(70.51 sq m)

Outbuilding  
Approximate Floor Area  
291.05 sq ft  
(27.04 sq m)



Approximate Gross Internal Area = 174.63 sq m / 1879.70 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.