

**Spencer
& Leigh**



2 Grangeways, Patcham Village, Brighton, BN1 8XN

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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.

The property has significant space for development (STNC), including a very large back garden and ample roof space if required. Parking will never be an issue with the private driveway that offers plenty of space for multiple vehicles. 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.



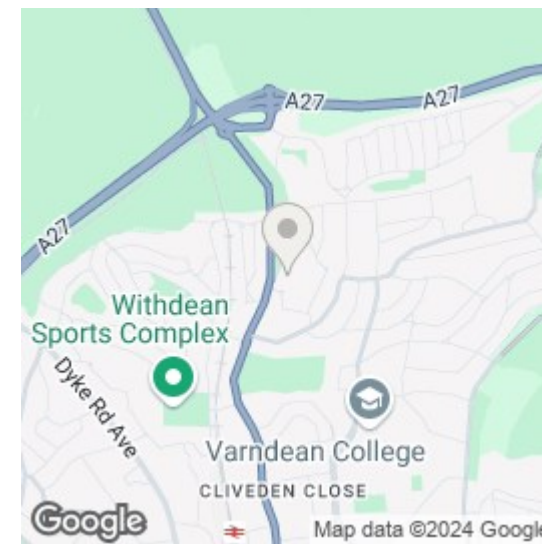
Entrance
 Entrance Hallway
 Living Room
 25'7 x 15'5
 Dining Room
 13'8 x 8'11
 Kitchen
 14'11 x 14'10
 Utility Room
 6' x 4'9
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 12'5 x 9'10
 Dressing Room
 12'5 x 5'7
 Bedroom
 12'4 x 10'
 Bedroom
 14'1 x 9'4
 En-suite Shower Room/WC
 Bedroom
 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.

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Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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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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.