



13 Highview Avenue North, Patcham, Brighton, BN1 8WR

Spencer
& Leigh

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Price £740,000 - Freehold

- Attractive detached chalet home
- Three good size bedrooms
- Potential to improve and extend, STNC
- 25' Living room overlooking the rear garden
- Prime Village location
- Ground floor bathroom and separate shower room
- Private driveway for several vehicles and a detached garage
- Large manicured rear garden
- No onward chain
- Exclusive to Spencer & Leigh

Affectionately named 'Cherry Trees' and set in the charming village location that could be the perfect setting for your new home. This attractive detached chalet bungalow offers not just a house, but a lifestyle.

As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three good-sized bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The 25' living room is a standout feature, overlooking the rear garden and providing a bright and airy space for you to enjoy. Imagine sipping your morning coffee here, basking in the natural light that floods the room.

Although, this lovely home requires some modernisation the position and potential are truly unique.

Parking is always a premium, but fear not - this property boasts parking for up to four vehicles, ensuring you and your guests will never have to worry about finding a spot.

With no onward chain, the process of making this house your own is made even smoother and with the potential to exchange quickly, the possibilities are endless.

Don't miss out on this fantastic opportunity to own a piece of Patcham. Book a viewing today and let this house capture your heart.



Highview Avenue North is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the City and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



Entrance
 Entrance Hallway
 Living Room
 25'5 x 14'10
 Kitchen
 13'3 x 11'8
 Conservatory
 15'5 x 12'7
 Family Bathroom

Bedroom
 17'8 x 8'7
 En-suite Shower Room/WC

Bedroom
 16'11 x 12'
 Stairs rising to First Floor

Bedroom
 18'7 x 13'10
 OUTSIDE
 Rear Garden

Garage
 21'9 x 8'11

Property Information
 Council Tax Band F: £3,377.19 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, driveway and un-restricted on street parking
 Broadband: Standard 6Mbps, 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		79
(69-80) C		
(55-68) D	54	
(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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Highview Avenue North



Approximate Gross Internal Area = 163.53 sq m / 1760.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.