



31 Highview Way, Patcham, Brighton, BN1 8WS

Spencer  
& Leigh

31 Highview Way, Patcham,  
Brighton, BN1 8WS

Offers Over £500,000 - Freehold

- Extended detached bungalow
- Premium location within Patcham
- Two double bedrooms
- Extended living/dining room overlooking the pretty rear garden
- Modern fitted kitchen with separate utility room
- Potential to extend, subject to required consents
- Internal inspection highly recommended
- Private driveway leading to a large garage
- Landscaped rear garden with a westerly aspect
- No onward chain

This detached bungalow offers versatile living accommodation whilst being set in a premium location within Patcham Village. The central hub of the home is the extended lounge/diner, and the spacious kitchen that connects to the utility room for ease of living. The modern fitted kitchen leads to a landscaped rear garden, featuring a miniature playhouse nestled amidst the mature shrubs and trees, as well as a pretty rose garden that add a delightful touch of class. There is potential for further development, including the option to extend upward into the loft space for additional living space, subject to the required consents. Internal Inspection is highly recommended to appreciate this wonderful home!



Highview Way is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance  
Entrance Hallway

Lounge  
17'4 x 11'1

Dining Area  
15'1 x 7'2

Kitchen  
10'9 x 8'6

Utility Room  
7'2 x 7'2

Bedroom  
13'5 x 11'1

Bedroom  
10'9 x 9'10

Family Shower Room

Separate Cloakroom/WC

OUTSIDE

Rear Garden

Garage  
20'4 x 7'10

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Driveway and un-restricted on street parking

Broadband: Standard 7Mbps, Superfast 79Mbps & 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 2002/91/EC	

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# Highview Way



Ground Floor  
Approximate Floor Area  
893.72 sq ft  
(83.03 sq m)

Garage  
Approximate Floor Area  
160.16 sq ft  
(14.88 sq m)

Approximate Gross Internal Area = 97.91 sq m / 1053.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.