

39 Beechwood Avenue, Patcham, Brighton, BN1 8ED

Spencer
& Leigh



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Brighton, BN1 8ED

Guide Price £400,000 - Freehold

- Spacious semi detached bungalow
- Two good size bedrooms
- No on going chain
- Large South/Westerly facing rear garden
- Scope to modernise and extend
- Lounge with far reaching uninterrupted views
- Dual aspect Kitchen/breakfast room
- White family bathroom
- Under house storage space
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 to £425,000

Welcome to Beechwood Avenue, Patcham, Brighton - a charming semi-detached bungalow with great potential! This lovely property boasts a spacious reception room, two comfortable bedrooms, and a well-appointed bathroom.

Situated in a quiet and popular location, this home offers a large south/westerly facing lawned rear garden with stunning views, perfect for enjoying sunny days and entertaining. The potential to modernise and extend the property provides an exciting opportunity to create your dream home.

With no ongoing chain, the process of making this property your own is made even smoother. Additionally, the potential for a garden room or office adds versatility to this already appealing space.

Don't miss out on the chance to own a property with such great potential in a sought-after area. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you!



Beechwood Avenue is situated in a highly sought after area with easy access to all amenities including local shops and Post Office as well as some larger stores such as M & S food and Asda stores. There are good schools and colleges nearby as well as a selection of cafes and restaurants. It is on a bus route and local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 15'1 x 11'1

Kitchen
 11'5 x 7'2

Bedroom
 15'5 x 11'1

Bedroom
 11'1 x 8'10

Family Bathroom

OUTSIDE

Cellar
 10'2 x 4'3

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

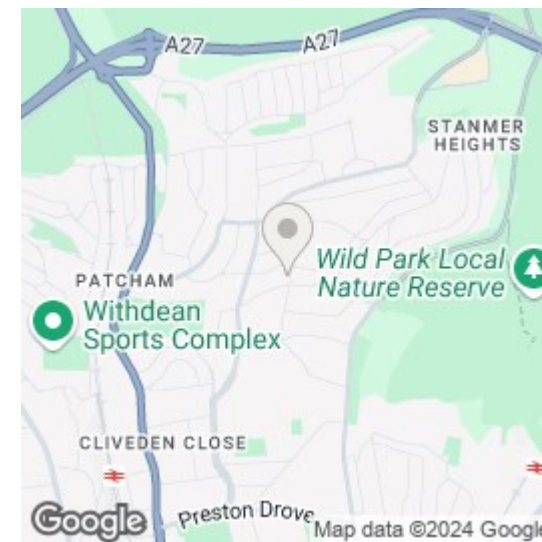
Broadband: Standard 15Mbps, Superfast 65Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Beechwood Avenue



Ground Floor
Approximate Floor Area
641.31 sq ft
(59.58 sq m)

Outbuilding
Approximate Floor Area
43.37 sq ft
(4.03 sq m)

Approximate Gross Internal Area = 63.61 sq m / 684.69 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.