

13 Rustington Road, Patcham, Brighton, BN1 8DQ

Spencer
& Leigh



13 Rustington Road, Patcham,
Brighton, BN1 8DQ

O.I.R.O £375,000 - £400,000 Freehold

- Detached bungalow
- Two double bedrooms
- 15' Living room with patio doors leading to the garden room
- Well presented throughout
- 12' Kitchen with space for breakfast table & appliances
- South-easterly facing rear garden
- Private driveway, hardstanding and a garage
- No onward chain
- Potential to extend, STNC
- Viewing highly recommended

Situated in a charming location perfect for those seeking a peaceful retreat. This delightful detached bungalow boasts a large reception room, ideal for entertaining guests or relaxing with loved ones. With two spacious bedrooms, this property offers ample space for a small family or those looking for a guest room or home office.

The property features a bright and airy bathroom, perfect for unwinding after a long day. The 813 sq ft layout provides a cosy yet functional living space, with the potential to extend for those looking to add their personal touch.

One of the standout features of this home is the south-easterly facing garden, a tranquil oasis where you can enjoy the sunshine and host outdoor gatherings. With parking for three vehicles, a private driveway, hardstanding, and a garage, you'll never have to worry about finding a parking spot again.

This detached bungalow presents a fantastic opportunity for those looking to settle in a sought-after area with the convenience of no chain. Don't miss out on the chance to make this property your own and create lasting memories in this wonderful home.



Rustington Road is a sought after residential road in Patcham within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Entrance
 Entrance Hallway
 Living/Dining Room
 15'3 x 11'5
 Kitchen
 12'1 x 8'7
 Bedroom
 13'11 x 11'5
 Bedroom
 10'9 x 8'7
 Family Bathroom

OUTSIDE

Rear Garden
 Garden Room
 8'2 x 6'2
 Private Driveway
 Hardstanding
 Garage
 15'7 x 8'4

Property Information

Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, driveway and un-restricted on street parking
 Broadband: Standard 8Mbps, Superfast 259Mbps & 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.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(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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Rustington Road



Ground Floor
Approximate Floor Area
682.75 sq ft
(63.43 sq m)

Garage
Approximate Floor Area
130.35 sq ft
(12.11 sq m)

Approximate Gross Internal Area = 75.54 sq m / 813.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.