

**Spencer  
& Leigh**



**29 Tangmere Road, Patcham, Brighton, BN1 8TJ**



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Brighton, BN1 8TJ

Guide Price £500,000 - £550,000 Freehold

- Extended Family Home
- Four First Floor Bedrooms
- Favoured Southerly Aspect
- Principle Bedroom Double Aspect
- Modern Fitted Kitchen
- Family Bathroom plus Downstairs Shower Room
- Sitting Room Overlooking Rear Garden
- Additional Front Reception Room
- Separate Garden Office & Workshop
- Exclusive to Spencer & Leigh

GUIDE PRICE - £500,000 - £550,000

A Modern Extended Family Home, with a welcoming approach and presented in a contrasting colour scheme giving real kerb appeal! Boasting Four-First Floor Bedrooms and Two separate Reception Rooms this home is perfect for entertaining guests or simply bringing up the family!

Tangmere Road offers both flexibility & versatility throughout, whilst a comfortable living and work space is made further possible due to not one, but two separate outbuildings in the garden. The double-storey rear extension adds a vast amount of space, whilst the smart level change to the rear reception room gives it the wow factor, perfect for movie nights or unwinding whilst taking in the view from the Rear Garden that it flows so seamlessly onto. The more favoured Southerly aspect means the garden will have a great amount of Sun to be enjoyed from the raised terrace. The separate reception room towards the front features a Wood Burning stove, but could be used as a dining space, playroom or further bedroom should one need a Fifth. Conveniently the Four good-sized bedrooms ensure that everyone has their own personal space to retreat to. Additionally, the two external outbuildings offer a huge amount of extra storage whilst still retaining space to work from home!

Don't miss out on the opportunity to make this house your own and create lasting memories in this delightful family home, call Spencer & Leigh now to book your viewing!



Tangmere Road is in a sought after area ideally situated for all amenities including convenience stores, as well as M&S Foodhall, Matalan, Dunelm and Asda. The nearby schools and colleges are considered to be good and a selection of cafes and restaurants are all within walking distance. All local travel networks are easily accessed, including buses in and out of the city and rail/road links to London or along the coast.





Entrance  
 Entrance Hallway  
 Sitting Room  
 13' x 13'  
 Dining Room  
 16'2 x 10'5  
 Kitchen  
 13'3 x 11'7  
 G/f Family Shower Room/WC  
 Stairs rising to First Floor

Bedroom  
 16' x 9'5  
 Bedroom  
 11'9 x 7'4  
 Bedroom  
 10'8 x 7'2  
 Bedroom  
 10'7 x 8'2

Family Bathroom

OUTSIDE

Rear Garden

Garden Workshop  
 22'3 x 8'8

Garden Office  
 15'10 x 13'1

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 20Mbps & 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:- C

### Energy Efficiency Rating

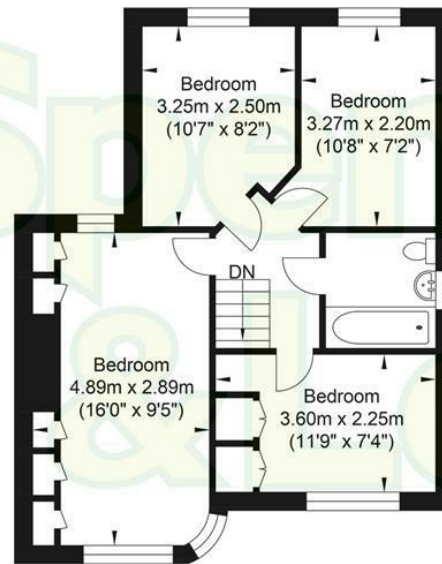
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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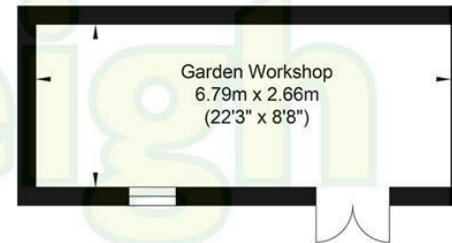
# Tangmere Road



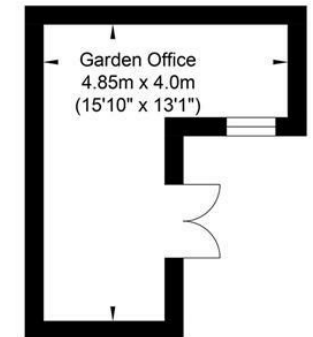
Ground Floor  
Approximate Floor Area  
647.44 sq ft  
(60.15 sq m)



First Floor  
Approximate Floor Area  
501.16 sq ft  
(46.56 sq m)



Outbuilding  
Approximate Floor Area  
194.39 sq ft  
(18.06 sq m)



Outbuilding  
Approximate Floor Area  
136.70 sq ft  
(12.70 sq m)



Approximate Gross Internal Area = 137.47 sq m / 1479.71 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.