

**Spencer  
& Leigh**



**20 Highview Road, Patcham, Brighton, BN1 8WT**

## 20 Highview Road, Patcham, Brighton, BN1 8WT

Offers In The Region Of £600,000 - Freehold

- Extended detached chalet bungalow
- Nice corner plot in quiet close
- Private driveway & double garage
- Spacious living room with UPVC Conservatory
- Separate dining room/occasional bedroom 3
- Extended kitchen/breakfast room
- Two further double bedrooms, one ensuite
- Family bathroom/WC with white suite
- Well kept mature gardens with delightful summerhouse
- Exclusive to Spencer & Leigh, no ongoing chain

Nestled in the charming Highview Road close to Patcham Old Village is this extended detached chalet style bungalow also with extended ground floor living space.

The property features a private driveway and a double garage, providing ample parking space for several vehicles - a rare find in this sought-after area. Situated on a quiet close, this bungalow sits on a larger than average corner plot, offering a good level of privacy.

Step into the delightful mature rear garden, complete with a summerhouse/home office, perfect for enjoying the outdoors in all seasons complete with power and light. The extended living spaces include a generous lounge which leads to double glazed conservatory, ideal for relaxation and entertaining guests. There is a good size extended kitchen breakfast room and a separate dining room which could easily double up and as an occasional third bedroom.

With two/three good size bedrooms, this property presents a versatile layout to suit your needs. And the best part? There's no ongoing chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this charming bungalow in a prime location. Book a viewing today and envision the possibilities that this property holds for you.



Highview Road 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  
 Living Room  
 15'8 x 11'5  
 Dining Room  
 11'1 x 10'9  
 Conservatory  
 12'1 x 11'5  
 Kitchen  
 18' x 10'9  
 G/f Bedroom  
 17'8 x 11'5  
 G/f Family Bathroom  
 Stairs rising to First Floor

Bedroom  
 18' x 14'5  
 En-suite Cloakroom/Basin

OUTSIDE  
 Rear Garden  
 Double Garage and Private Driveway  
 19' x 16'

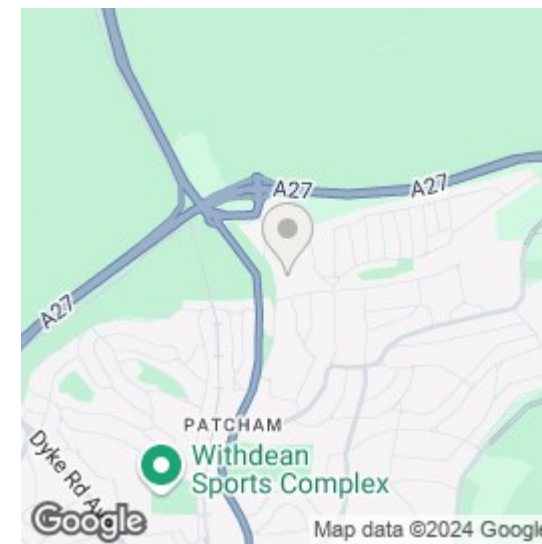
Garden Room  
 10'9 x 9'10

Property Information  
 Council Tax Band E: £2,857.63 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Double Garage, Private Driveway and un-restricted on street parking  
 Broadband: Standard 8Mbps, Superfast 80Mbps & 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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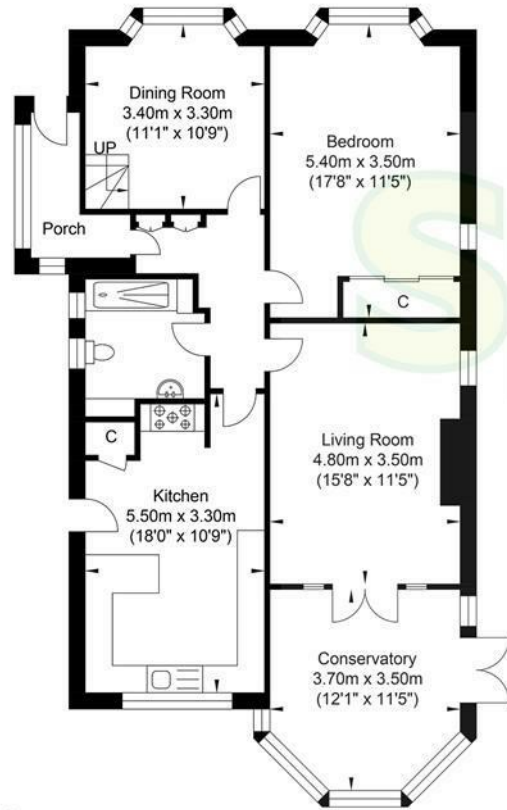
Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

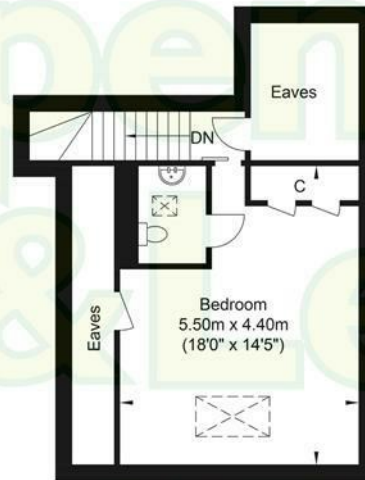
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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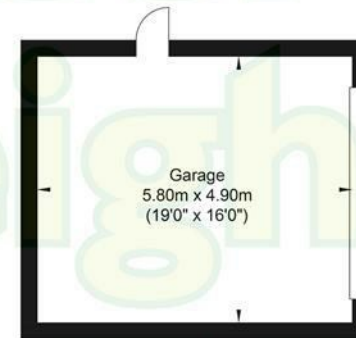
# Highview Road



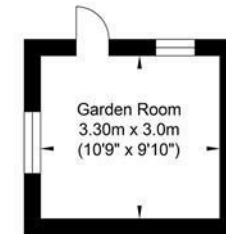
Ground Floor  
Approximate Floor Area  
982.96 sq ft  
(91.32 sq m)



First Floor  
Approximate Floor Area  
412.04 sq ft  
(38.28 sq m)



Garage  
Approximate Floor Area  
305.91 sq ft  
(28.42 sq m)



Outbuilding  
Approximate Floor Area  
106.56 sq ft  
(9.90 sq m)



Approximate Gross Internal Area = 167.92 sq m / 1807.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.