



40 Braybon Avenue, Patcham, Brighton, BN1 8HG

Spencer
& Leigh

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

- Detached bungalow
- Three bedrooms- all with fitted storage
- Potential to improve and extend, STNC
- Popular location neighbouring the Surrenden District
- Viewing highly recommended
- No onward chain
- New central heating system being installed
- Pretty rear garden and a front terrace with stunning views
- Private driveway leading to a 17'5 Garage
- Exclusive to Spencer & Leigh

GUIDE PRICE £500,000 - £550,000

This charming detached bungalow is located on Braybon Avenue in the sought-after area of Patcham, Brighton. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms there is ample space for the whole family to enjoy.

The property spans 1,185 sq ft, offering a comfortable and spacious living environment. You'll never have to worry about parking, as there is a convenient parking space for two vehicles right on the premises.

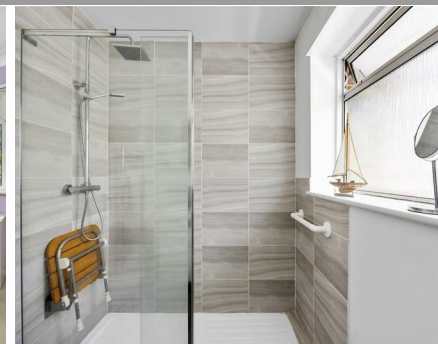
Situated in a popular location neighbouring Surrenden, this bungalow offers not only a peaceful setting but also stunning views from its terrace. Imagine sipping your morning coffee while taking in the picturesque surroundings right from the comfort of your own home.

With no onward chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own this lovely detached bungalow in the heart of Brighton. Contact us today to arrange a viewing and start envisioning the wonderful possibilities this home has to offer.

NB A new central heating system is being installed by our Vendors for the new owners benefit as the current system is a mixture of oil-filled radiators and night storage heaters.



Braybon Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Pets at Home, Matalan and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Sitting/Dining Room
 20'6 x 14'6
 Kitchen
 10'6 x 8'6
 Conservatory
 17'7 x 8'6
 Bedroom
 13'8 x 10'5
 Bedroom
 13'3 x 8'7
 Bedroom
 10'5 x 7'5

Shower Room/WC

OUTSIDE

Terrace
 Rear Garden
 Garage
 17'5 x 11'3

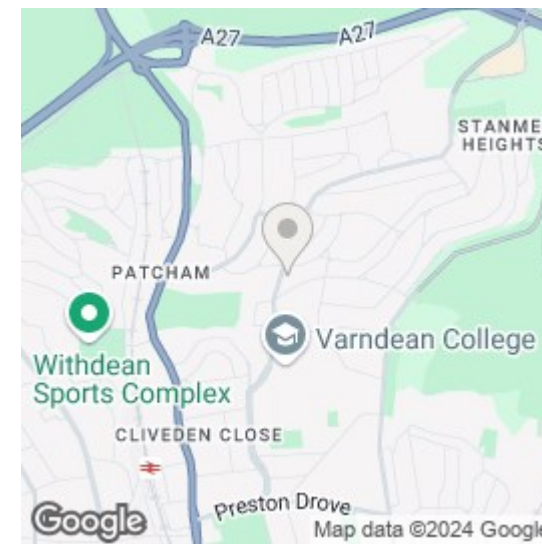
Property Information

Council Tax Band D: £2,078.28 2024/2025
 Utilities: Mains Electric. Mains water and sewerage
 Parking: Garage, Driveway and un-restricted on street parking
 Broadband: Standard 16 Mbps, Superfast 159 Mbps. Ultrafast 1000 Mbps 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		79
(69-80) C		
(55-68) D	49	
(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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Braybon Avenue



Lower Ground Floor
Approximate Floor Area
196.97 sq ft
(18.30 sq m)

Ground Floor
Approximate Floor Area
987.69 sq ft
(91.76 sq m)

Approximate Gross Internal Area = 110.06 sq m / 1184.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.