

**Spencer
& Leigh**



76 Braybon Avenue, Patcham, Brighton, BN1 8HG

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Brighton, BN1 8HG

Guide Price £600,000 - £650,000 Freehold

- Semi detached chalet bungalow
- Four/Five bedrooms
- Private driveway with parking for Motorhome/Boat
- Large lawned rear garden with patio
- Spacious kitchen/dining room with patio doors
- Living room & conservatory
- Two ground floor bedrooms with shower room
- Three first floor bedrooms with family bathroom
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £600,000 - £650,000

Nestled in the charming Braybon Avenue of Brighton, this semi-detached Chalet Bungalow is a true gem waiting to be discovered. Boasting flexible living space with two reception rooms and four/five generously sized bedrooms, this property offers ample room for comfortable living.

With two bathrooms, one being located on each floor, convenience is key in this delightful home. The spacious eat-in family kitchen dining room is perfect for hosting gatherings and creating lasting memories with loved ones.

One of the standout features of this property is the large lawned rear garden with a patio, providing a serene outdoor space to relax and unwind. Imagine enjoying a cup of tea on a sunny afternoon in this peaceful setting.

Parking is a breeze with space for several vehicles in addition to private parking for several cars, a mobile home, or even a caravan. This flexibility ensures that all your parking needs are met without any hassle.

In summary, this property offers a harmonious blend of space, comfort, and convenience, making it an ideal choice for those seeking a peaceful retreat in the vibrant city of Brighton. Don't miss out on the opportunity to make this charming Chalet Bungalow your new home.



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
 Reception Room
 13'9 x 11'5
 Reception Room
 13'1 x 10'9
 Kitchen/Dining Room
 18'4 x 13'1
 Conservatory
 14'1 x 5'2
 G/f Bedroom
 8'6 x 8'2
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 12'5 x 8'10
 Bedroom
 12'1 x 9'6
 Bedroom
 13'1 x 8'10

Family Bathroom

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on street parking

Broadband: Standard 15Mbps, Superfast 73Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: 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		84
(69-80) C		
(55-68) D	56	
(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



Ground Floor
Approximate Floor Area
772.31 sq ft
(71.75 sq m)

First Floor
Approximate Floor Area
460.69 sq ft
(42.80 sq m)

Approximate Gross Internal Area = 114.55 sq m / 1233.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.