



Spencer
& Leigh
01273 565566
www.spencerandleigh.co.uk
FOR SALE

68 Braybon Avenue, Patcham, Brighton, BN1 8HG

Spencer
& Leigh

68 Braybon Avenue, Patcham,
Brighton, BN1 8HG

Guide Price £500,000 - £525,000 Freehold

- Semi detached bungalow
- Three good size bedrooms
- Full width rear extension
- Creating a spacious lounge dining room
- Modern high gloss kitchen with appliances
- Modern white shower room/WC
- Shared driveway & Garage
- Lovely rear garden with summerhouse
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £500,000 to £525,000

A rare find, an extended semi detached bungalow all on one level! The property boasts a lovely lawned rear garden and shared driveway with enough space for a medium size car to be parked outside the garage. The property has been extended full width at the rear creating a lovely lounge dining room with patio doors delightfully looking out to the garden. The kitchen is equipped with modern high gloss units and built-in cooking appliances. Conveniently there is a door to the drive and garage from here. There are three good size bedrooms, two of which are situated at the front of the property with far reaching views. The bathroom has been modernised with a white suite having an oversized shower cubicle, wash basin and low level WC. Outside the property features a well-maintained rear garden with mature trees and a timber summerhouse. Neighbouring properties have been extended into the loft space whilst also having potential to create more parking at the front, naturally this is subject to the necessary consent. Other features worthy of a mention include double glazing and gas central heating. Exclusive to Spencer & Leigh, viewing highly recommended.



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

Living Room
21'9 x 10'0

Dining Room
13'6 x 10'11

Kitchen
9'6 x 8'6

Bedroom
13'9 x 11'1

Bedroom
12'11 x 9'11

Bedroom
9'3 x 8'8

Shower Room WC

OUTSIDE

Rear Garden

Summerhouse

Garage
19'10 x 8'10

Property Information

Council Tax Band D: £ 2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

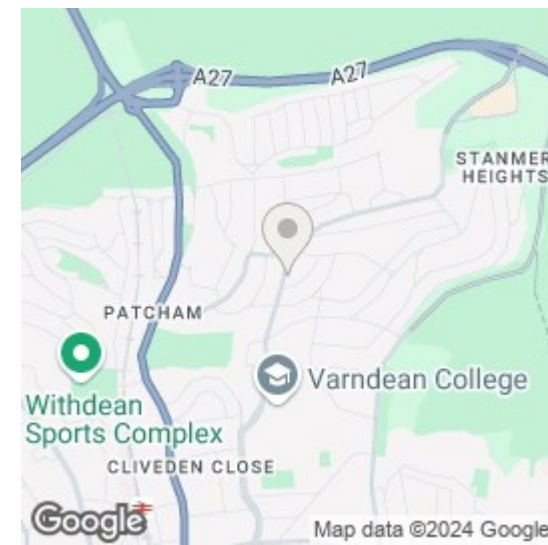
Parking: Garage, Shared Driveway and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 73 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Spencer
& Leigh**

Braybon Avenue



Ground Floor
Approximate Floor Area
966.92 sq ft
(89.83 sq m)

Garage
Approximate Floor Area
176.42 sq ft
(16.39 sq m)

Approximate Gross Internal Area = 106.22 sq m / 1143.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.