



6 Beechwood Close, Patcham, Brighton, BN1 8EP

**Spencer
& Leigh**

6 Beechwood Close, Patcham, Brighton, BN1 8EP

Guide Price £750,000 - £800,000 Freehold

- Detached chalet bungalow
- Situated on a larger than average plot
- Four double bedrooms
- 18' x 15' Living room
- Modern fitted kitchen/breakfast room
- Family bathroom & En-suite shower room
- Private driveway & garage
- Southerly facing rear garden
- Potential to extend further STNC
- No on-going chain

GUIDE PRICE £750,000 to £800,000

Situated in a quiet cul-de-sac neighbouring the popular Surrenden district is this detached chalet bungalow, which is offered for sale with no ongoing chain.

Boasting four spacious bedrooms, including a main bedroom with an en-suite shower room, this home provides ample space for a growing family or those who love to host guests. The modern kitchen/breakfast room is ideal for whipping up culinary delights, while the 18' living room with its built-in wood-burning stove offers a cosy space to unwind after a long day.

Parking is a breeze with a private drive and a garage, ensuring convenience for you and your guests. The southerly-facing rear garden is a sun-soaked haven, perfect for enjoying a morning coffee or hosting summer barbecues.

For those with grand visions, the potential to extend further, subject to the necessary consent, opens up a world of possibilities to tailor this property to your exact needs. Don't miss out on the chance to make this charming abode your own slice of paradise in Brighton.



Beechwood Close is situated in a highly sought after area with easy access to all amenities including local shops and Post Office as well as some larger stores such as M & S food and Asda stores. There are good schools and colleges nearby as well as a selection of cafes and restaurants. It is on a bus route and local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Property Information

Council Tax Band F: £3,377.19 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking:

Broadband: Standard 15Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Entrance

Entrance Hallway

Lounge

18' x 15'1

Kitchen/Breakfast Room

11'9 x 9'10

Conservatory

13'1 x 5'10

Bedroom

13'9 x 11'9

Bedroom

10'9 x 9'10

Bedroom

9'10 x 8'6

Family Bathroom

Stairs rising to First Floor

Bedroom

21'7 x 17'8

En-suite Shower Room/WC

OUTSIDE

Rear Garden

Garage

17'4 x 9'10

Property Information

Council Tax Band F: £ 3,377.19 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Off road parking and un-restricted on street parking

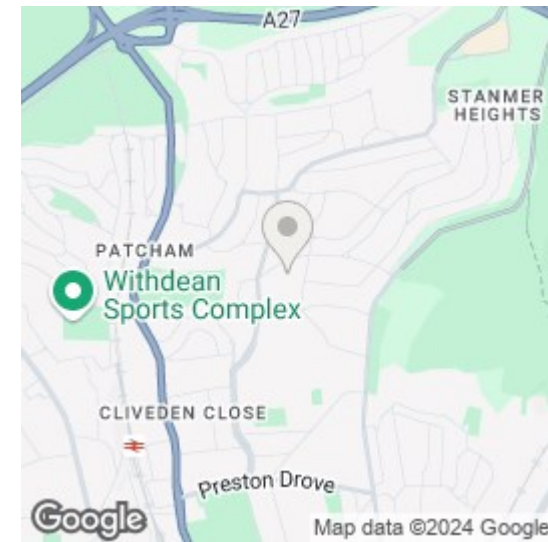
Broadband: Standard 15 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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.

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Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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	

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Beechwood Close



Ground Floor
Approximate Floor Area
1029.78 sq ft
(95.67 sq m)

First Floor
Approximate Floor Area
373.72 sq ft
(34.72 sq m)

Garage
Approximate Floor Area
171.14 sq ft
(15.90 sq m)

Approximate Gross Internal Area = 146.29 sq m / 1574.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.