

**Spencer
& Leigh**



5 Portfield Avenue, Brighton, BN1 8TG

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Guide Price £400,000 - £425,000 Freehold

- End of Terrace Family Home
- Three Good Sized Bedrooms
- Vendor Suited
- Ground Floor Extension
- Westerly Rear Facing Garden
- Favoured Patcham Location
- Private Hardstanding for Two Vehicles
- Close to all Local Amenities & Good Schools
- Vendor has plans Drawn to internally ReModel
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 - £425,000

An ideal First-Time purchase or Buy-to-let investment, having been previously extended meaning the flow on the Ground floor spreads Four separate rooms, before leading to a favoured Westerly aspect rear Garden.

Portfield Avenue is perfectly nestled between the popular Ladies Mile Road and Carden Avenue so it reaps the benefits of both. A mere amble downhill to Patcham Village, Open Green Space and further Fields & Nature reserve moments away, whilst the weekly shop is made more convenient with the Hollingbury industrial estate just on the doorstep.

The property itself consists in brief a 14' bay-fronted lounge leading to the 13' dining room. The extended 13' kitchen is fitted with modern units and leads further to the conservatory. Offering larger accommodation than the majority of homes close by due to the rear extension this home offers excellent family space. The modern fitted shower room with a large walk-in shower is also situated on the ground floor.

Conveniently at the first floor, there are Three Bedrooms, with one currently being used as a home office. However, a noteworthy point - our vendors do have plans drawn to add a toilet to the main bedroom and reconfigure the downstairs arrangement.

Finally, a Westerly-facing rear garden and private vehicle parking should make this property high on your viewing list. Call Spencer & Leigh now to avoid disappointment and book your appointment today!



Portfield Avenue is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Pets at Home and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All 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.



Entrance
 Entrance Hallway
 Lounge
 14'11 x 10'
 Dining Room
 13'4 x 8'7
 Kitchen
 13'7 x 10'10
 Conservatory
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 12'7 x 10'1
 Bedroom
 10'11 x 7'4
 Bedroom
 7'8 x 6'

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

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

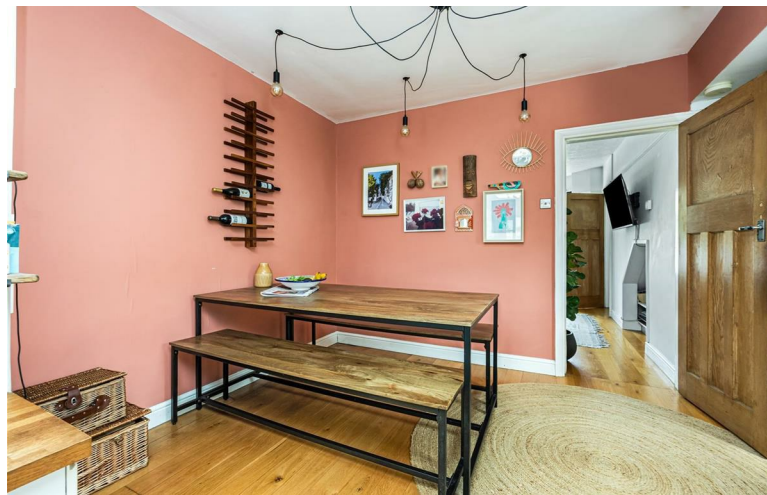
Broadband: Standard 20 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)

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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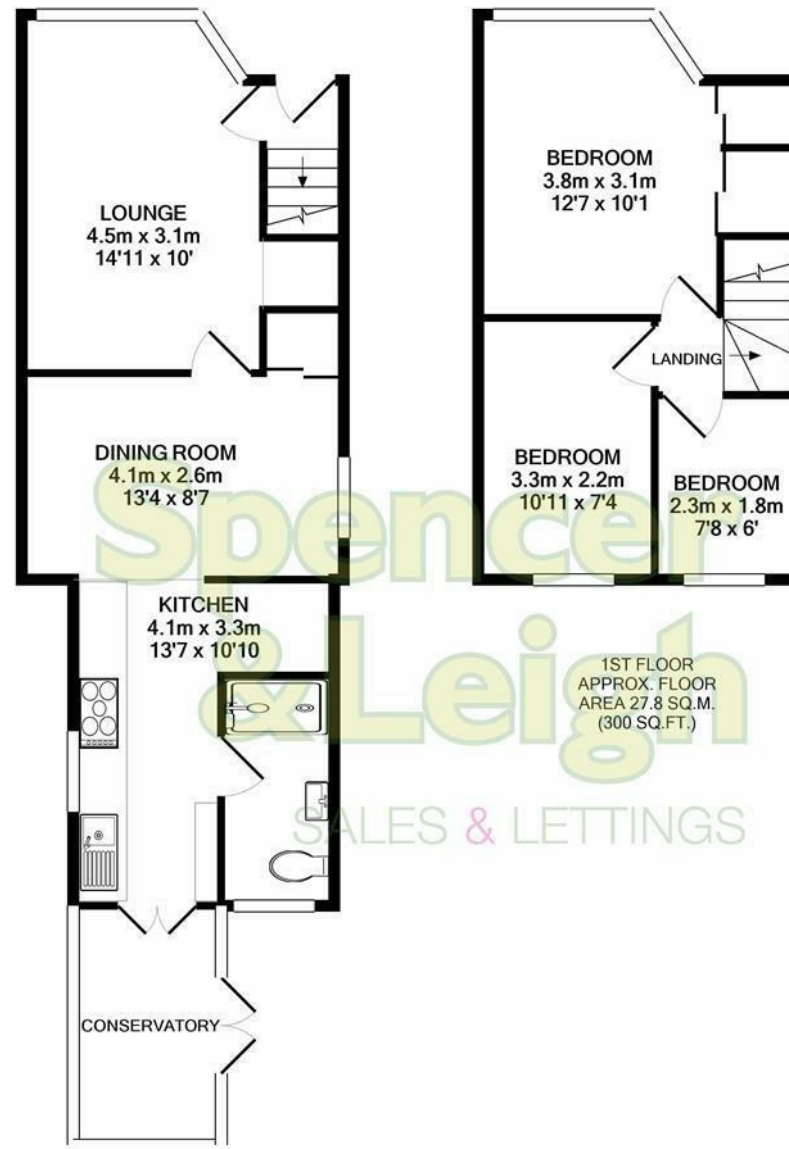


Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (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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GROUND FLOOR
 APPROX. FLOOR
 AREA 47.1 SQ.M.
 (507 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 27.8 SQ.M.
 (300 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.0 SQ.M. (807 SQ.FT.)

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