

1 Eskbank Avenue, Patcham, Brighton, BN1 8SL

Spencer
& Leigh



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

- Four bedroom chalet bungalow
- Downstairs family bathroom and en-suite shower room
- Open plan living room with bi fold doors
- Modern fitted kitchen
- Cabin in the garden for a home and income
- Large westerly aspect rear garden
- Private drive and garage
- Freshly painted flat plastered walls
- Popular Patcham location
- No on going chain

GUIDE PRICE £500,000 - £550,000

Nestled in the sought-after Patcham location, this bright and airy semi-detached chalet bungalow is a great family home waiting to be discovered. Boasting four bedrooms, a ground floor family bathroom and en-suite shower room to the main bedroom, this property offers ample space for comfortable living.

Step inside to find a delightful open plan living area, complete with bi-fold doors that seamlessly connect the indoors with the outdoors, creating a bright and airy atmosphere perfect for both relaxing and entertaining. The modern kitchen is ideal for whipping up culinary delights while enjoying the garden views.

One of the unique features of this property is the cabin nestled in the garden, currently utilized as a home and income Airbnb. This additional space not only provides versatility but also offers a potential source of extra income for the new owners. You can enjoy the large laid to lawn westerly aspect rear garden for those Indian Summer days.

With a private drive and garage, parking will never be an issue, providing convenience and security. The location of this property is simply unbeatable, being in a popular area and offering easy access to all the amenities and attractions that Brighton has to offer.

This property is a rare find with no ongoing chain, making it an ideal opportunity for those looking to make a move without any delays. Don't miss out on the chance to own this beautiful chalet bungalow in a prime location.



Esabank Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Dunelm and Asda stores and what are considered to be good schools and colleges. 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
 Lounge
 12'8 x 10'8
 Dining Room
 19'5 x 13'5
 Kitchen
 7'9 x 7'9
 G/f Bedroom
 8'4 x 6'10
 Family Bathroom
 Stairs rising to First Floor

Bedroom
 14'3 x 10'6
 En-suite Wet Room

Bedroom
 13'5 x 9'10

OUTSIDE
 Rear Garden

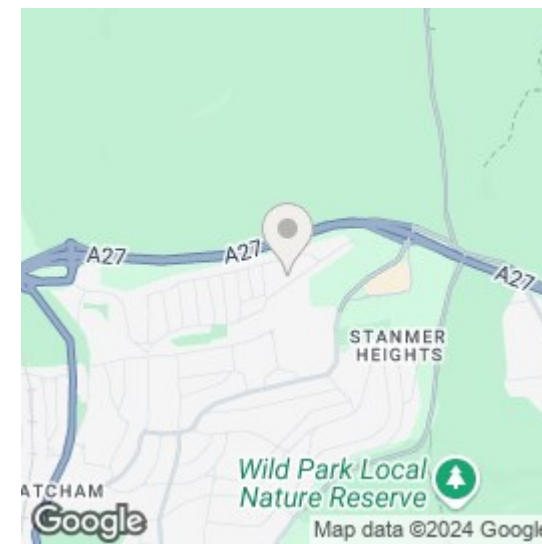
Outbuilding
 13'9 x 6'7

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Off road parking un-restricted on street parking
 Broadband: Standard 5Mbps, Superfast 80Mbps & 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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)

