

14 Stoneleigh Close, Patcham, Brighton, BN1 8NQ

Spencer  
& Leigh



## 14 Stoneleigh Close, Patcham, Brighton, BN1 8NQ

Guide Price £450,000 - £475,000 Freehold

- Semi detached bungalow with garage
- Two spacious double bedrooms
- Large South facing living room
- Fitted kitchen dining room
- Modern shower room
- Separate cloakroom
- Garage located in small block
- No ongoing chain
- Well kept rear garden with patio
- Exclusive to Spencer & Leigh

GUIDE PRICE £450,000 - £475,000

Tucked away in a quiet close and set back from the road is this delightful semi detached bungalow with two double bedrooms and a garage.

The property is offered for sale with the advantage of no ongoing chain and a well kept rear garden & patio. Features include double glazed windows and gas fired central heating.

There is potential to extend the property within the roof space should it be desired and also to the rear, inline with neighbouring homes, subject to the necessary consent.

This bungalow has been well maintained by the current owner both inside and out, being ready now for the new owner to simply move in.

The rooms all have a spacious feel about them with a bright South facing living room and fitted kitchen with enough space for a table and chairs. Both the bedrooms are considered good size double rooms with space for furniture. The former bathroom has been fitted with a modern shower and wash basin, there is a separate cloakroom adjacent.

Outside the rear garden has a paved patio space running the width of the property with a gently sloping lawn, greenhouse & shed. Adjacent to the bungalow is a small block of four garages, the first on the left comes with this property.

Viewing is highly recommended by the owners exclusive agent, Spencer & Leigh.



Perfectly situated in Patcham for access to schools of all age groups, local shops and nearby superstores, restaurants, pubs along with travel networks to Brighton & Hove. Out of city travel also convenient with road networks and Preston Park railway station a short bus ride away.



Entrance  
Entrance Hallway

Living Room  
17'5 x 11'9

Kitchen  
11'6 x 10'

Bedroom  
12'9 x 12'

Bedroom  
10'10 x 10'

Shower Room

Cloakroom

OUTSIDE

Rear Garden

Garage

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and un-restricted on street parking

Broadband: Standard 14Mbps, Superfast 107Mbps & 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



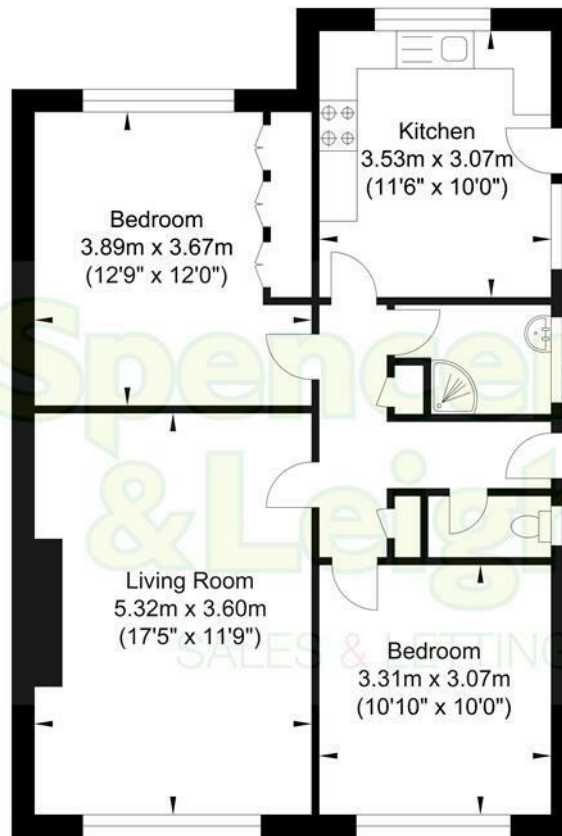
Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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& Leigh**

# Stoneleigh Close



Approximate Floor Area  
720.96 sq ft  
(66.98 sq m)

Approximate Gross Internal Area = 66.98 sq m / 720.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.