

**Spencer  
& Leigh**



**56 Braybon Avenue, Patcham, Brighton, BN1 8HG**



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Brighton, BN1 8HG

Guide Price £550,000 - £600,000 Freehold

- Large extended semi-detached family home
- Five bedrooms
- Two bathrooms
- 21' Living room overlooking the front
- Well presented throughout
- High gloss kitchen with separate utility area
- Ample parking for several vehicles
- Long rear garden
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £550,000 - £600,000

Welcome to this charming Chalet Bungalow in the sought-after area of Braybon Avenue, Patcham, Brighton. This delightful property boasts 1,276 sq ft of living space, including a 21' reception room, five bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain.

One of the standout features of this property is the large driveway and detached garage with a mezzanine, offering easy parking for three vehicles and plenty of storage space. The far-reaching views from the property add a touch of tranquillity, making it a peaceful retreat from the hustle and bustle of city life.

The deceptive spaciousness of this Chalet Bungalow is sure to impress, providing a comfortable and versatile living environment. With no chain involved, the opportunity to make this property your own is within reach.

Don't miss out on the chance to own a piece of paradise in Patcham, Brighton. Book a viewing today and envision the endless possibilities this property has to offer.



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  
21'2 x 14'5  
Kitchen  
11'9 x 10'5  
Bedroom  
17'3 x 10'11  
Bedroom  
12'3 x 10'8  
Utility Room  
G/f Bathroom  
Stairs rising to First Floor

Bedroom  
12'9 x 11'3  
Bedroom  
12'11 x 12'  
Bedroom  
11'2 x 5'9  
Shower Room/WC  
OUTSIDE  
Rear Garden

Garage (Ground Floor)  
15'5 x 7'10  
Garage (First Floor)  
15'5 x 7'10

Property Information  
Council Tax Band C: £2,078.28 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Garage, Driveway and un-restricted on street parking  
Broadband: Standard 15Mbps, Superfast 65Mbps & Ultrafast 1000Mbps 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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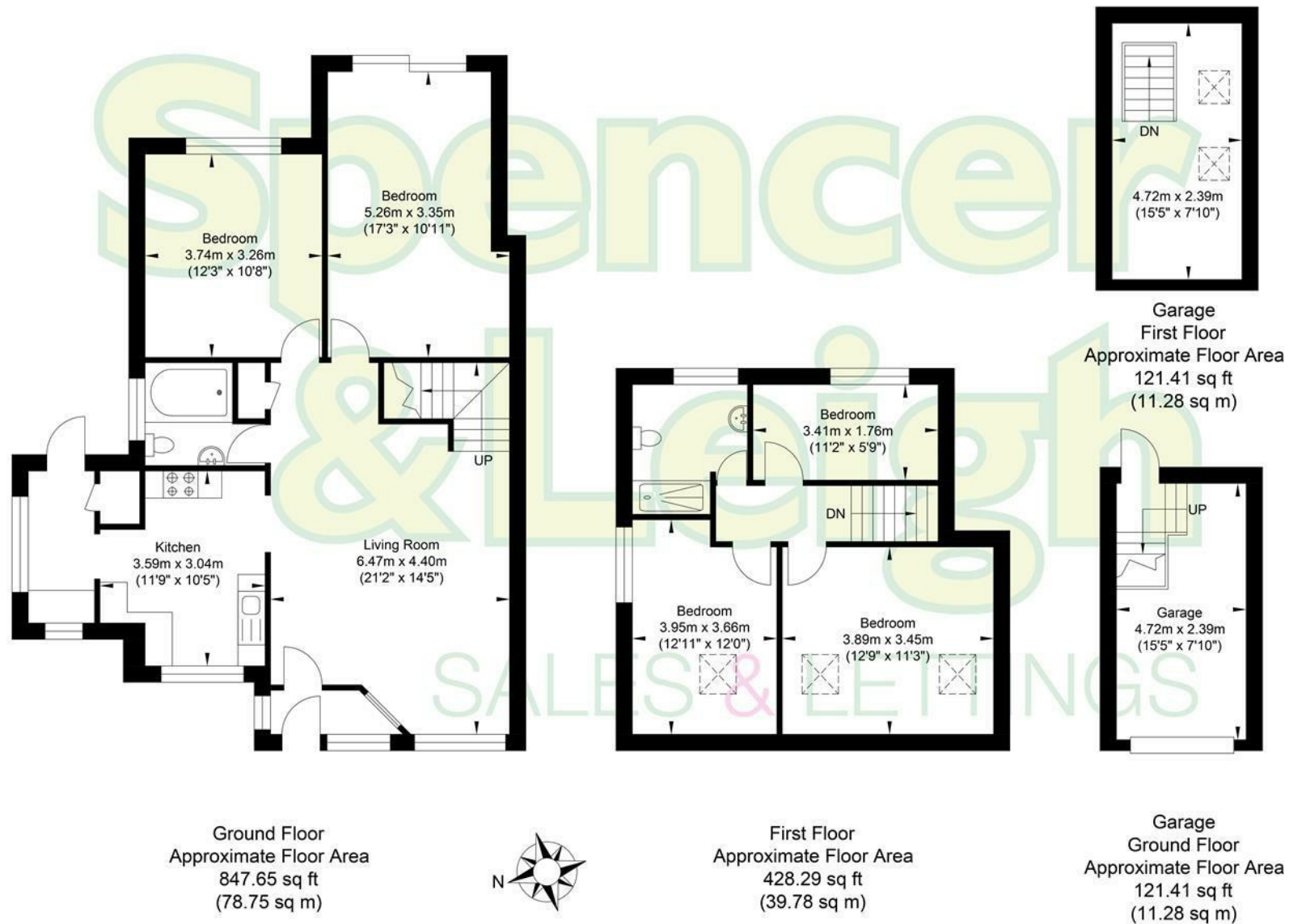


Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(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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# Braybon Avenue



Approximate Gross Internal Area (Excluding Garage)= 118.53 sq m / 1275.94 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.