

**Spencer  
& Leigh**

**17 Stoneleigh Avenue, Patcham, Patcham, BN1 8NP**

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Guide Price £600,000 - £650,000 Freehold

- Extended chalet bungalow
- Three good size bedrooms
- 25' Living/dining room
- 25' Kitchen/family room with separate utility room
- G/f bedroom with dressing room and en suite bathroom
- Two f/f bedrooms and shower room
- Landscaped rear garden with Summer House
- Immaculate condition throughout
- Parking for several vehicles'
- Internal inspection considered essential

GUIDE PRICE £600,000 to £650,000

The property offers surprisingly spacious accommodation, which can only be fully appreciated by viewing it in person. The current owners have dedicated much time and effort to renovating and expanding the property in recent years, resulting in a modern, bright, and contemporary home. The layout of the rooms includes on the ground floor: a 25' lounge/dining room, a stunning 25' fitted kitchen/family room leading into a utility room, a double bedroom, a dressing room, and a bathroom. On the first floor, there are two additional double bedrooms and a shower room with access to a large eaves storage. The landscaped rear garden is impressive, featuring various storage rooms and a summer house overlooking a beautiful pond. Ample off-road parking is available with a block-paved driveway. Patcham primary and senior schools, as well as the Old Village and its amenities, are within walking distance.

Note: The fish in the pond can be removed or can remain, subject to separate negotiation.



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/Dining Room  
 25'3 x 17'2  
 Kitchen/Family Room  
 25'6 x 11'6  
 Utility Room  
 7'11 x 7'5  
 Bedroom  
 12'11 x 10'4  
 Dressing Room  
 En-Suite Bathroom  
 Separate Cloakroom/WC  
 Stairs rising to First Floor

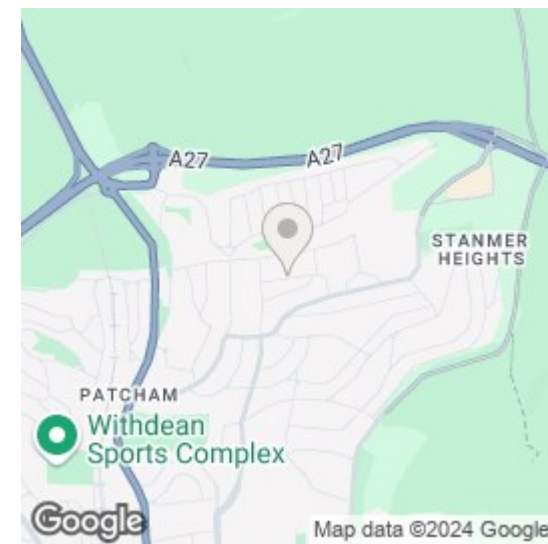
Bedroom  
 18'5 x 8'3  
 Bedroom  
 18'4 x 15'6  
 Eaves Storage  
 17'4 x 11'7  
 Shower Room  
 OUTSIDE  
 Rear Garden  
 Summer House  
 7'10 x 6'3  
 Private hardstand for several vehicles

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage  
 Parking: Private Hardstanding and un-restricted on street parking  
 Broadband: Standard 14Mbps, Superfast 278Mbps & 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.

t: 01273 565566

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Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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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# Stoneleigh Avenue, Brighton



Approximate Gross Internal Area = 163.10 sq m / 1755.59 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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