

64 Vale Avenue, Patcham, Brighton, BN1 8UA



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Brighton, BN1 8UA

Guide Price £475,000 - £500,000 -Freehold

- Semi detached family home
- Three bedrooms
- Modern fitted kitchen
- Conservatory
- Contemporary decor theme
- Hardstand and garage
- Good size lawn rear garden
- No onward chain
- Popular location near schools
- Viewing recommended

GUIDE PRICE £475,000 to £490,000

This stylish family home is ideally situated next to a park. The accommodation includes a spacious lounge that opens into a dining room and a modern fitted kitchen. There is also a useful conservatory that overlooks the rear garden. All three bedrooms, along with the family bathroom, are located on the first floor. At the front of the property, there is a hardstand providing off-road parking for one vehicle, and a garage is accessible via a shared driveway. The rear lawn garden has a southeast-facing aspect, creating a pleasant space for relaxation and entertaining. Additionally, the property is being sold with no onward chain, which simplifies the process for the new owner to acquire this lovely home!



Vale Avenue is a highly sought after area and also ideally situated for all amenities including shops and supermarkets. 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 hall

Lounge
11'8 x 13'2

Kitchen/Diner
17'6 x 11'11

Conservatory
14'8 x 10'7

Downstairs W.C
2'10 x 5'5

Landing

Bedroom one
11'3 x 13'2

Bedroom two
11'3 x 11'11

Bedroom three
6'2 x 7'5

Bathroom
6'2 x 6'10

OUTSIDE

Private Hardstanding

Rear Garden

Garage

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage accessed by a shared driveway, a private hardstand and unrestricted on-street parking
Broadband: Standard 5 Mbps, Superfast 73 Mbps. Ultrafast 1000 Mbps 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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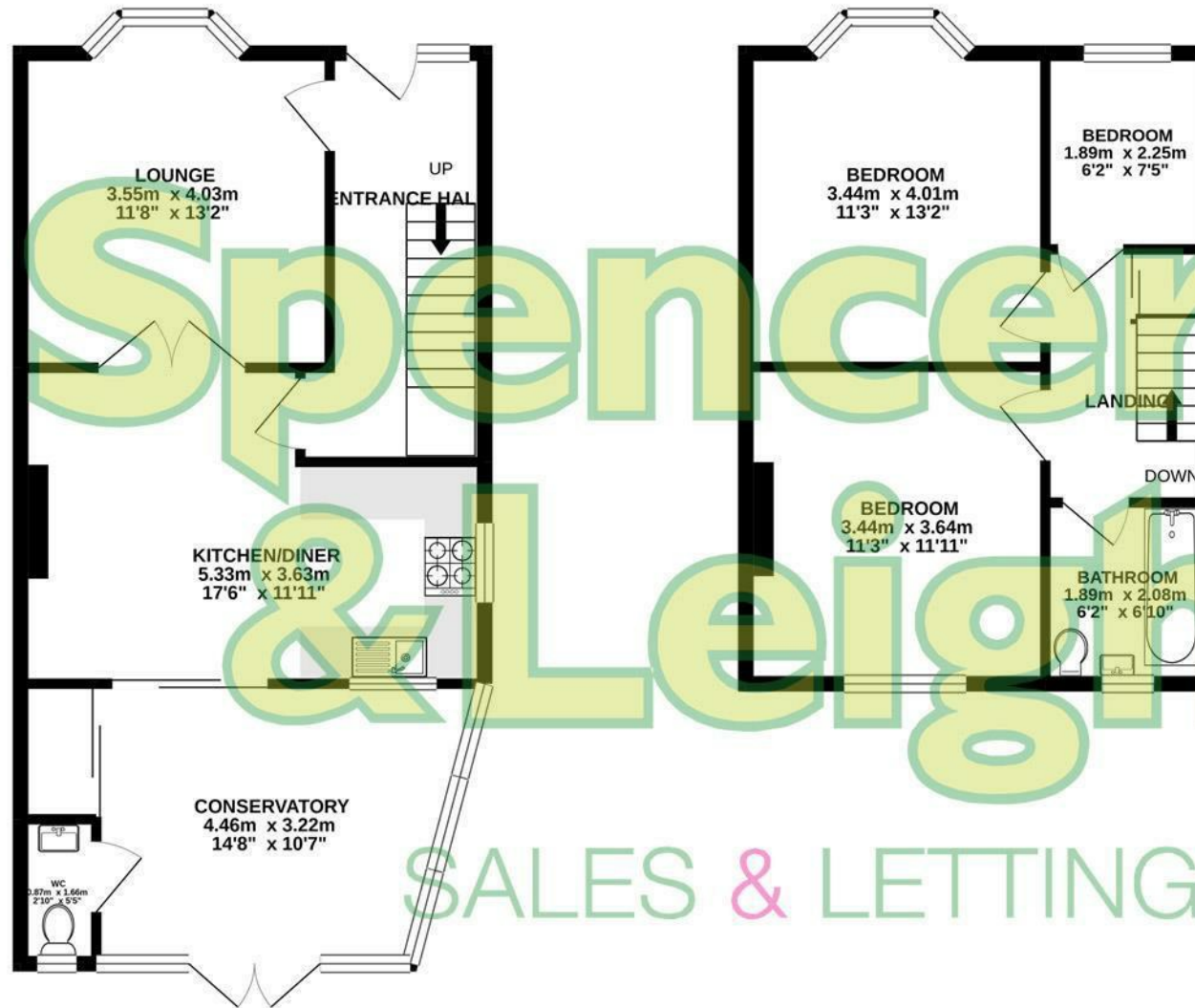
Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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
54.7 sq.m. (589 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA : 93.6 sq.m. (1007 sq.ft.) approx.
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