

Spencer
& Leigh



144 Ladies Mile Road, Patcham, Brighton, BN1 8TE



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Offers Over £635,000 - Freehold

- Extended semi detached bungalow
- Four good size bedrooms
- 23' Kitchen/dining room with modern fitted units and integrated appliances
- Separate utility room
- Family bathroom and separate shower room
- Well presented throughout
- Popular residential location
- Private driveway for several vehicles
- Deceptively spacious inside, almost 'Tardis' like
- Internal inspection highly recommended

Nestled in the sought-after area of Patcham, Brighton, this charming semi-detached bungalow on Ladies Mile Road offers a delightful blend of comfort and style. Spanning an impressive 1,374 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home or a spacious retreat for those seeking extra room.

Upon entering, you will be greeted by a generously sized reception room that exudes warmth and invites relaxation. The well-presented interiors throughout the bungalow create a welcoming atmosphere, ensuring that you feel at home from the moment you step inside. The property features two modern bathrooms, providing convenience for both family living and guests.

One of the standout features of this bungalow is its south-facing garden, which is perfect for enjoying sunny afternoons and al fresco dining. The garden offers a private oasis, ideal for gardening enthusiasts or those simply wishing to unwind in a tranquil setting. Additionally, the property benefits from private parking at the front, accommodating up to three vehicles, a rare find in this popular residential location.

The area of Patcham is well-regarded for its community spirit and accessibility to local amenities, making it a desirable place to live. With its spacious layout and thoughtful design, this bungalow truly feels like a hidden gem, offering a "Tardis-like" experience that surprises with its generous living space.

In summary, this semi-detached bungalow on Ladies Mile Road presents an excellent opportunity for those looking to settle in a vibrant and friendly neighbourhood, combining practicality with a touch of elegance. Don't miss the chance to make this lovely property your new home.



Ladies Mile Road is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance
Entrance Hallway
Lounge
20'0 x 11'1
Dining Room/Kitchen
23'7 x 8'10
Utility Room
11'9 x 6'6
Conservatory/Storage
16'8 x 7'2
Bedroom
15'1 x 13'1
Living Room/Bedroom
11'5 x 11'1
Bedroom
12'5 x 10'5
Bedroom
9'10 x 7'10
Family Bathroom
Family Shower Room/WC

OUTSIDE
Rear Garden

Property Information
Council Tax Band D: £2,0338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 29 Mbps, Ultrafast 1800Mbps 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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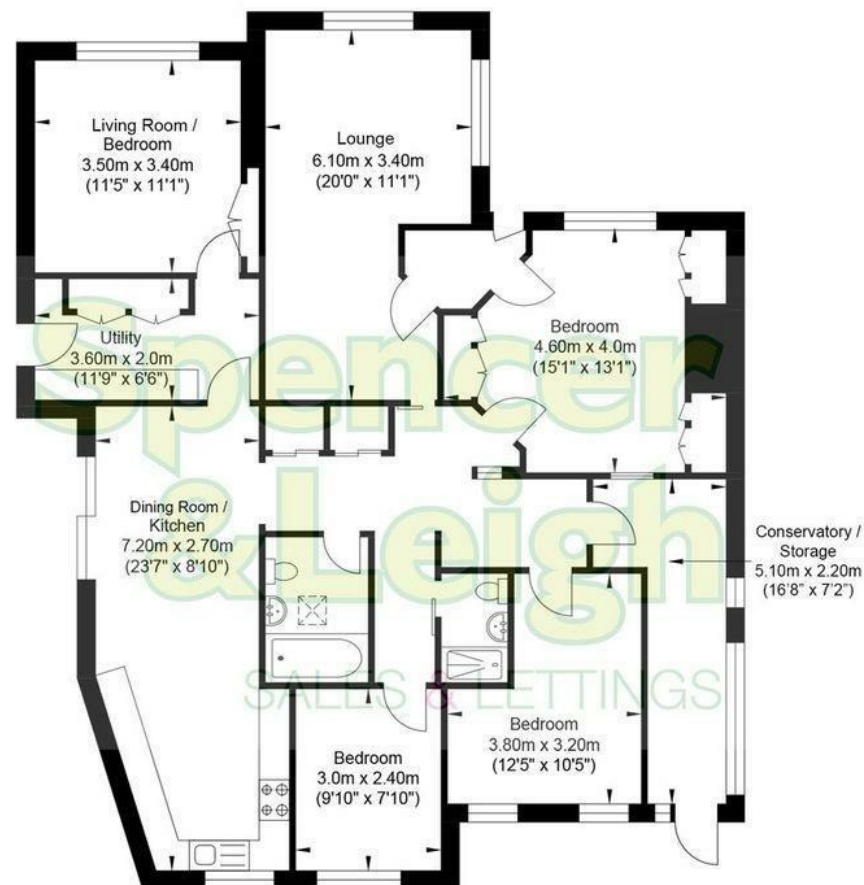


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Approximate Floor Area
1374.22 sq ft
(127.67 sq m)

Approximate Gross Internal Area = 127.67 sq m / 1374.22 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.