



Spencer
& Leigh

37 Sanyhils Avenue, Patcham, Brighton, BN1 8UL

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Brighton, BN1 8UL

Guide Price £575,000 - £600,000 Freehold

- Attractive 1930's Bay Fronted Property
- Extended Family Home
- Four Good sized Bedrooms
- Main Bedroom Ensuite into the Loft
- Double doors leading to Decked Sun Terrace
- South Westerly Facing Garden
- Open Plan Kitchen Diner
- Presented in Good Condition Throughout
- Potential to Further Extend STNC
- Exclusive to Spencer & Leigh

GUIDE PRICE £575,000 - £600,000

Spencer & Leigh are delighted to bring to the market this Extended Bay-Fronted 1930's Family Home in the sought after Patcham location. The property is offered in good condition throughout, with a white flat plaster finish and the recent addition of the principal En-Suite Bedroom in the loft space. The main hub of the home is towards the rear and the Open Plan Kitchen Diner, both bright and spacious which seamlessly flows out onto the West facing decked terrace area and furthermore the level rear Lawned Garden, for a more cosy feel the Lounge to the front is an ideal place to retire for the Evening. Stairs rise to the first floor landing where you will find Three good size bedrooms, one is currently being utilised as a home office and the Family Bathroom fitted with a modern suite. Stairs rise further to the second floor and the Principal 19'7" main bedroom, from here there is a fantastic Rooftop and Downland view, there is also a further shower room to complete the Top Floor. Additionally Private Off Road Parking has been created at the Front of the property so in our opinion early Viewing is deemed essential to appreciate all this Family Home has to offer!



Viewing is considered a necessity to appreciate what this family home is offering. Situated in a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Matalan, Pets at Home and Asda, 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

Lounge
13'9 x 11'5

Dining Room
11'9 x 10'5

Kitchen
8'6 x 6'6

Stairs rising to First Floor

Bedroom
13'9 x 11'1

Bedroom
11'9 x 11'1

Bedroom
7'6 x 5'10

Family Bathroom

Stairs rising to Second Floor

Bedroom
19'7 x 12'7

Shower Room/WC

OUTSIDE

Rear Garden

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private off road parking and un-restricted on street parking
Broadband: Standard 8Mbps, Superfast 80 Mbps, 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



Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(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 Gross Internal Area = 100.52 sq m / 1081.98 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.