



Spencer
& Leigh

16 Old Patcham Mews, Patcham, Brighton, BN1 8YW

16 Old Patcham Mews, Patcham, Brighton, BN1 8YW

Guide Price £425,000 - £450,000 Freehold

- End of terrace house
- Quiet location in Patcham Village
- Easy walking distance to local shops and services
- Two double bedrooms
- Ground floor cloakroom
- Spacious living room with patio doors
- First floor family bathroom
- Easy to manage rear garden
- Residents only parking & garage next to property
- No ongoing chain, double glazing, gas heating

GUIDE PRICE £425,000 - £450,000

Tucked away in a quiet close within Patcham Old Village is this attractive end of terrace house with a garage and residents parking. This lovely development is a stones throw from from the local Bakery, Coffee shops and Post Office along with shopping facilities and public transport to the City and beyond. This particular home features a good size living/dining room with the added advantage of double glazed windows, gas fired central heating and an easy to manage walled and fenced rear garden. The kitchen is equipped with modern units, some built in appliances and plenty of work top space. There is the added convenience of a ground floor cloakroom. On the first floor there are two bedrooms with some built in wardrobe/storage space and a family bathroom. Outside is an easy to manage rear garden with mature trees and shrubs along with a garage located in a nearby block which can be accessed via a personal door from the garden. There is residents only parking operated on first come first served basis. Viewing highly recommended, Exclusive to Spencer & Leigh.



Old Patcham Mews is a much sought after location situated in Patcham Old Village. A regular bus service to the city and network links to London is located nearby. Local shopping facilities are also a short walk away in the village along with the nearby M&S Food, Matalan, Pets at Home and Asda Superstore.



Entrance

Entrance Hallway

Living Room
14'3 x 13'4

Kitchen
9'10 x 6'8

G/f Cloakroom

Stairs rising to First Floor

Bedroom
13'4 x 8'6

Bedroom
13'4 x 8'1

Family Bathroom

OUTSIDE

Rear Garden

Garage
15'11 x 8'1

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 80 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

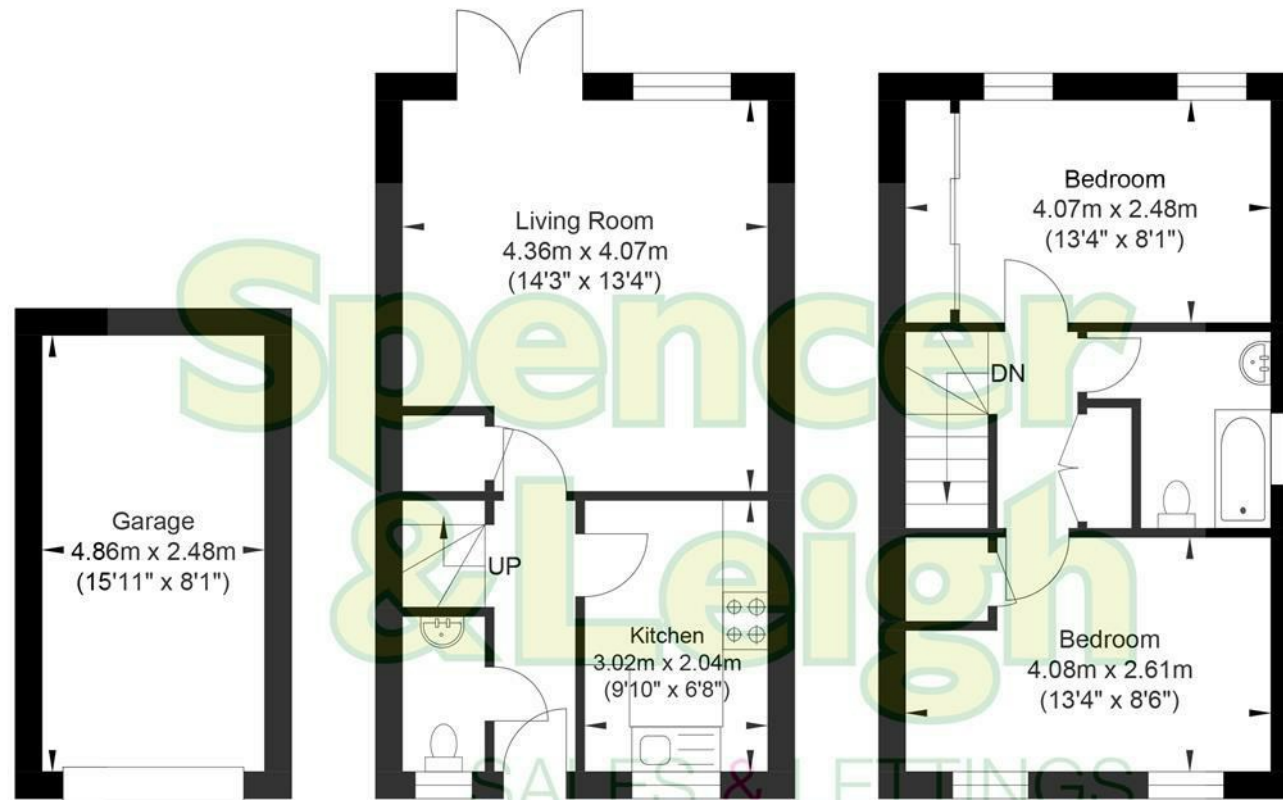


Council:- BHCC
Council Tax Band:- C

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 |

Spencer
& Leigh

Old Patcham Mews



Garage
Approximate Floor Area
129.70 sq ft
(12.05 sq m)

Ground Floor
Approximate Floor Area
327.65 sq ft
(30.44 sq m)

First Floor
Approximate Floor Area
327.65 sq ft
(30.44 sq m)



Approximate Gross Internal (Excluding Garage) Area = 60.88 sq m / 655.30 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.