



Spencer
& Leigh

197 Braeside Avenue, Patcham, Brighton, BN1 8SP

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Brighton, BN1 8SP

Guide Price £700,000 - £750,000 Freehold

- Substantial semi detached family home
- Four good size double bedrooms
- En-suite facilities to three bedrooms
- Private off street parking for several cars
- Larger than usual garden with outbuilding
- Stunning rear extension with kitchen/family room
- Bay fronted separate living room
- Separate utility room & ground floor cloaks
- Useful loft room used as an office
- No ongoing chain, viewing highly recommended

GUIDE PRICE £700,000 - £750,000

Located on a larger than usual plot is this extended and superbly presented family home with four spacious double bedrooms, three bedrooms with en-suite facilities and a large rear garden with outbuildings. This lovely home is a delight and simply ready for you to just move in. WE LOVE the spacious kitchen family room which benefits from modern built in units, plenty of space to dine and entertain, lovely views over the rear garden with the room being bathed in natural light from the vaulted ceiling and roof lights. There is a separate living room with feature bay window and dual opening doors from the entrance hall with wood style flooring. Also on the ground floor is a cloakroom, double bedroom with French doors to the rear garden and a utility room which may suit an elderly relative or young adult to have their own living space. On the first floor there are three further double bedrooms all with en-suite facilities. The loft has a fixed staircase from the first floor landing with Velux style roof lights making a perfect office space or occasional room. Outside is a generous lawned rear garden with plenty of patio/entertaining space along with outbuildings/storage space and children's playhouse. There is plenty of parking to the front of the property for several cars. Viewing highly recommended, exclusive to Spencer & Leigh



Braeside Avenue is a highly sought after area and also ideally situated for all amenities, shops and supermarkets including M & S food and Asda stores, 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
Sitting Room
13'8 x 11'8
Kitchen/Dining Room
19'7 x 17'4
Utility Room
9'1 x 6'7
G/f Bedroom
13'6 x 12'7
G/f Cloakroom
Stairs rising to First Floor
Bedroom
20'7 x 11'10
Balcony
En-suite Shower Room/WC
Bedroom
12' x 11'3
En-suite Bathroom/WC
Bedroom
11'3 x 11'1
En-suite Shower Room/WC
Stairs rising to Second Floor
Attic Room
15'11 x 13'5
OUTSIDE
Rear Garden
Outbuilding
17'10 x 14'6
Property Information
Council Tax Band D: £3,2,338.062024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private driveway and un-restricted on street parking
Broadband: Standard 5 Mbps, Superfast 64 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Fair/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		
(81-91) B		84
(69-80) C	72	
(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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Braeside Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 158.98 sq m / 1711.23 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.