



Spencer  
& Leigh

12 Glenfalls Avenue, Patcham, Brighton, BN1 8SJ

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Guide Price £400,000 - £425,000 Freehold

- Semi detached bungalow
- Two bedrooms
- Spacious lounge with feature bay window
- Modern fitted kitchen & bathroom
- Popular location with good access to amenities
- Off road parking space
- Level lawn rear garden
- Potential to extend in the loft and on the rear STC
- Internal viewing recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 - £425,000

This delightful two bedroom semi detached bungalow has been the subject of much improvement having been refurbished in recent times. As you approach the property you are immediately greeted by the white exterior walls and vehicle hard standing space. The internal accommodation features a bright westerly facing lounge; a modern fitted kitchen with space for appliances; a fitted white bathroom suite and two good size bedrooms overlooking the rear garden. Other points worthy of a mention include gas fired central heating, double glazing and modern floor coverings throughout. WE LOVE the excellent location being in close proximity to local amenities and bus services to and from the City Centre. The rear garden is laid to lawn with fenced boundaries and a useful storage shed. There is off road parking provided by a grey block paved driveway at the front of the bungalow. There is potential to extend the property in the loft space and on the rear subject to the necessary consents. Viewing is highly recommended to appreciate this delightful home!



Glenfalls Avenue is a highly sought after area and also ideally situated for all amenities including 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 Halway

Living Room  
16'5 x 11'

Kitchen  
8'6 x 7'1

Bedroom  
13'5 x 9'11

Bedroom  
10'5 x 8'10

Bathroom  
7'1 x 6'4

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private driveway and un-restricted on street parking

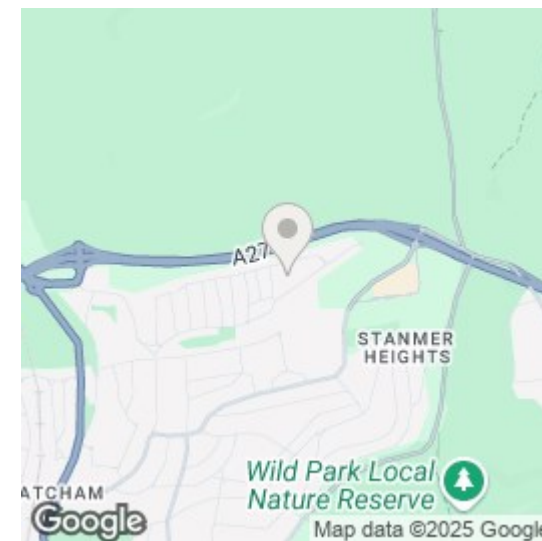
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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.


t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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Glenfalls Avenue, Brighton, East Sussex, BN1

Approximate Gross Internal Area = 595 sq ft / 55.3 sq m

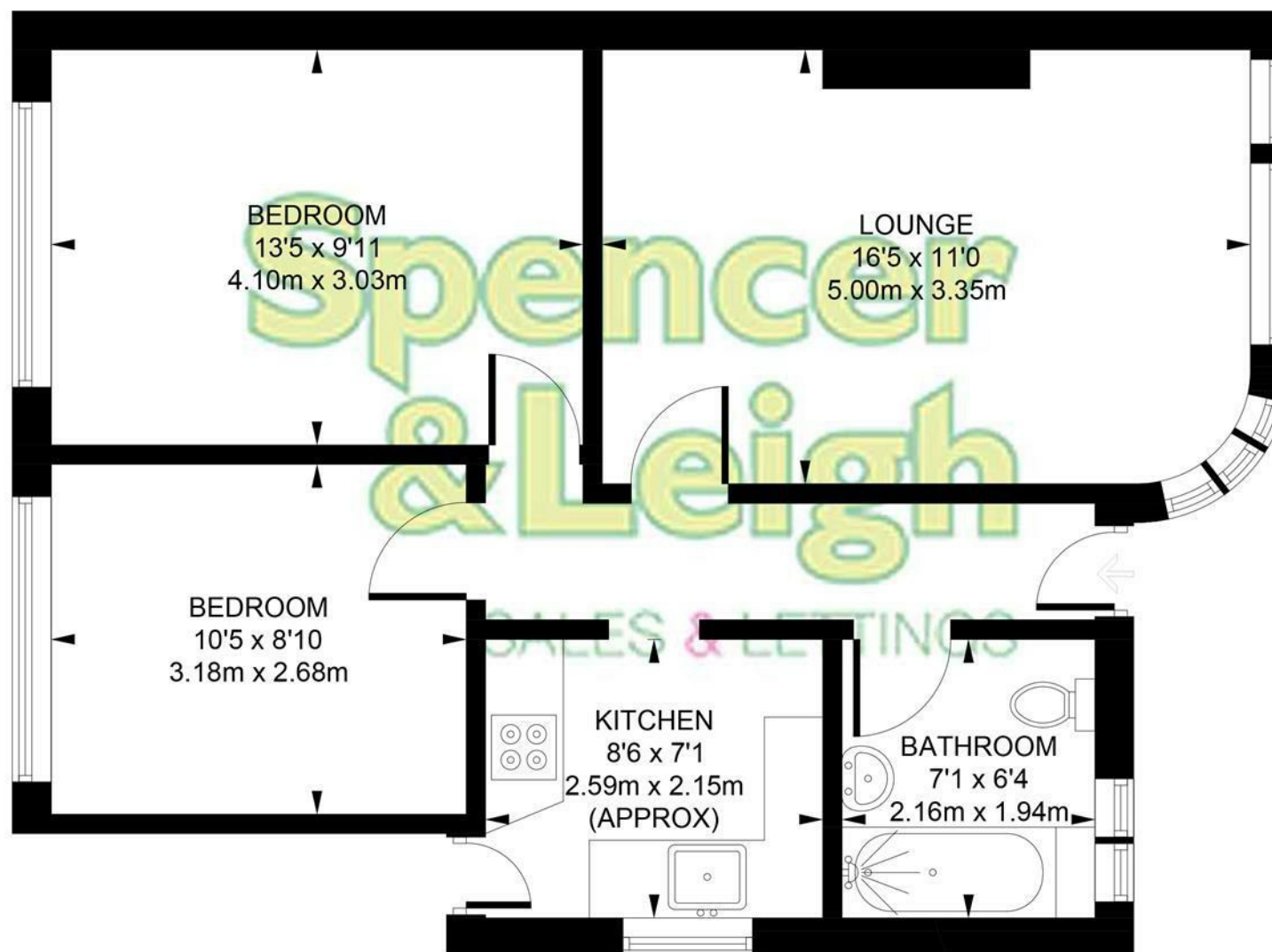


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID717255)