

Spencer  
& Leigh



17 Heston Avenue, Patcham, Brighton, BN1 8UP



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Offers In The Region Of £600,000 - Freehold

- Spacious semi detached home
- Four bedrooms
- Two bathrooms
- Immaculately presented throughout
- 26' Open plan living room/kitchen/dining room
- 14' Summer House
- Private parking at the front
- Long West facing rear garden
- Popular residential location
- Internal inspection highly recommended

Nestled in the charming area of Patcham, Brighton, this delightful semi-detached chalet bungalow on Heston Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,261 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 are welcomed into a bright and airy reception room, perfect for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring that each space flows seamlessly into the next. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

The exterior of the property features parking for two vehicles, a valuable asset in this sought-after area. The surrounding neighbourhood is known for its friendly community atmosphere and proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This chalet bungalow presents a wonderful opportunity to enjoy the best of Brighton living, combining spacious interiors with the charm of a suburban setting. Whether you are looking to settle down or invest in a property with great potential, this home on Heston Avenue is not to be missed.



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 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  
Porch  
Entrance Hallway  
G/f Bedroom  
11'8 x 9'10  
Kitchen/Dining/Living Room  
26'8 x 19'9  
G/f Bedroom  
12'2 x 11'7  
G/f Bath/Shower Room/WC  
Store  
Stairs rising to First Floor

Bedroom  
16' x 9'11  
Bedroom  
15'11 x 9'4  
Family Shower Room/WC  
OUTSIDE  
Rear Garden  
Summer House  
14'6 x 7'10

Property Information  
Council Tax Band D: £2,338.06 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Hardstand, shared driveway and un-restricted on street parking  
Broadband: Standard 7 Mbps, Superfast 190 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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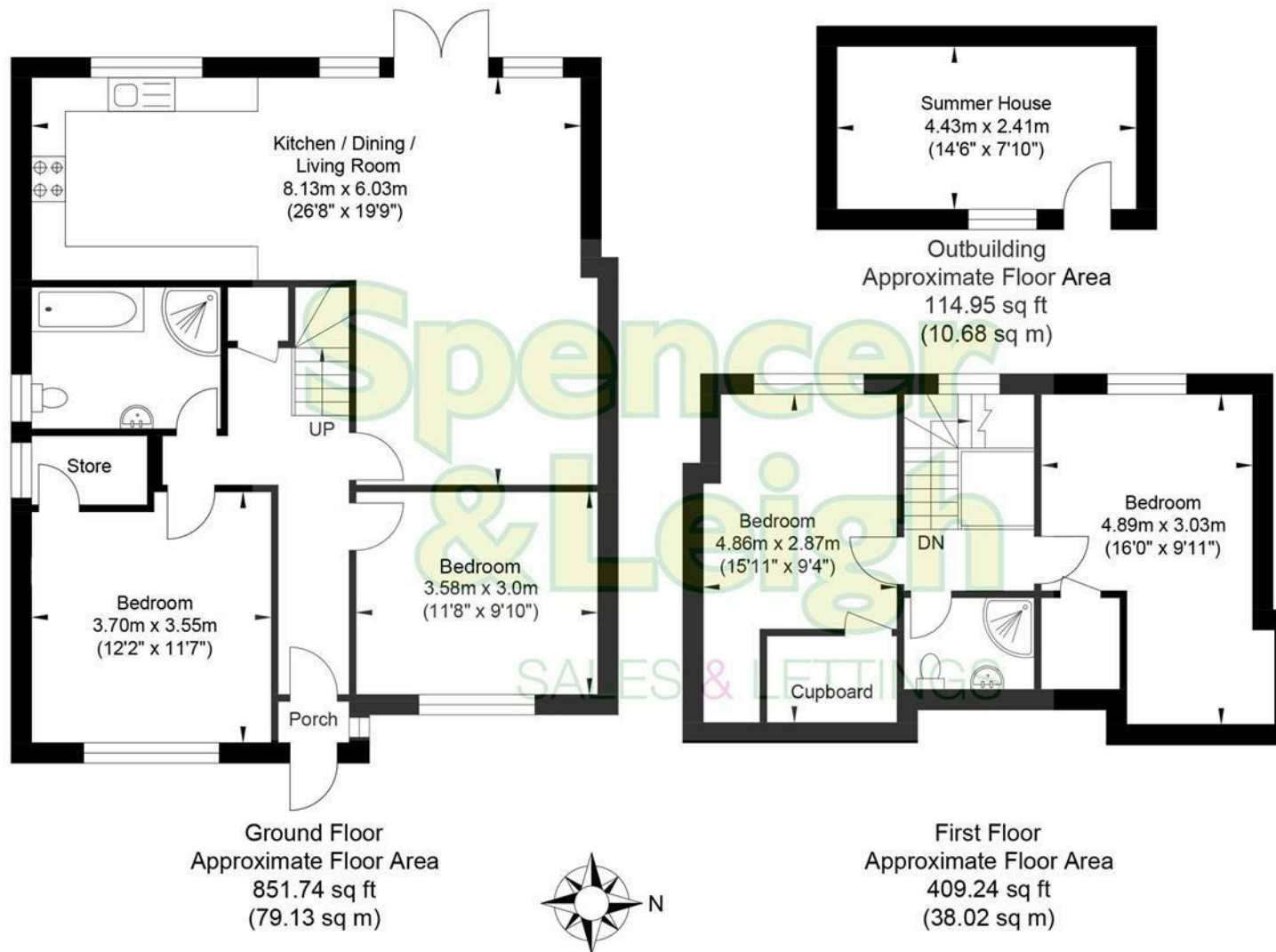
Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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## Heston Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 117.15 sq m / 1260.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.