

**Spencer
& Leigh**



33 Tangmere Road, Patcham, Brighton, BN1 8TJ

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Offers In Excess Of £420,000 - Freehold

- Extended family home
- Three double bedrooms
- Two spacious reception rooms
- Modern fitted kitchen
- Redecorated throughout
- South facing rear garden with gated rear access
- No onward chain
- Popular residential location
- Newly laid flooring
- Internal inspection highly recommended

Positioned on Tangmere Road in Brighton, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Spanning an impressive 878 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The interiors are neutrally decorated, providing a blank canvas for you to add your personal touch.

The heart of the home is the modern fitted kitchen, which is both stylish and functional, making it a joy to prepare meals. The property has been enhanced by a two-storey rear extension, adding valuable space and versatility to the living areas.

One of the standout features of this home is the south-facing garden, which is perfect for enjoying sunny days and outdoor gatherings. The garden also benefits from gated rear access, providing convenience and additional privacy.

This property is an excellent opportunity for families or professionals seeking a well-appointed home in a desirable location. With its thoughtful layout and modern amenities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home in Brighton.



Tangmere Road is in a sought after area ideally situated for all amenities including convenience stores, as well as M&S Foodhall, Matalan, Dunelm and Asda. The nearby schools and colleges are considered to be good and a selection of cafes and restaurants are all within walking distance. All local travel networks are easily accessed, including buses in and out of the city and rail/road links to London or along the coast.



Entrance
Entrance Hallway
Living Room
16'2 x 9'7
Dining Room
13'8 x 11'10
Kitchen
10'9 x 8'4
Conservatory
7'10 x 7'
Stairs rising to First Floor

Bedroom
15'7 x 9'7
Bedroom
11'11 x 7'6
Bedroom
10'9 x 8'3
Family Bathroom

OUTSIDE
Rear Garden

Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 20 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.

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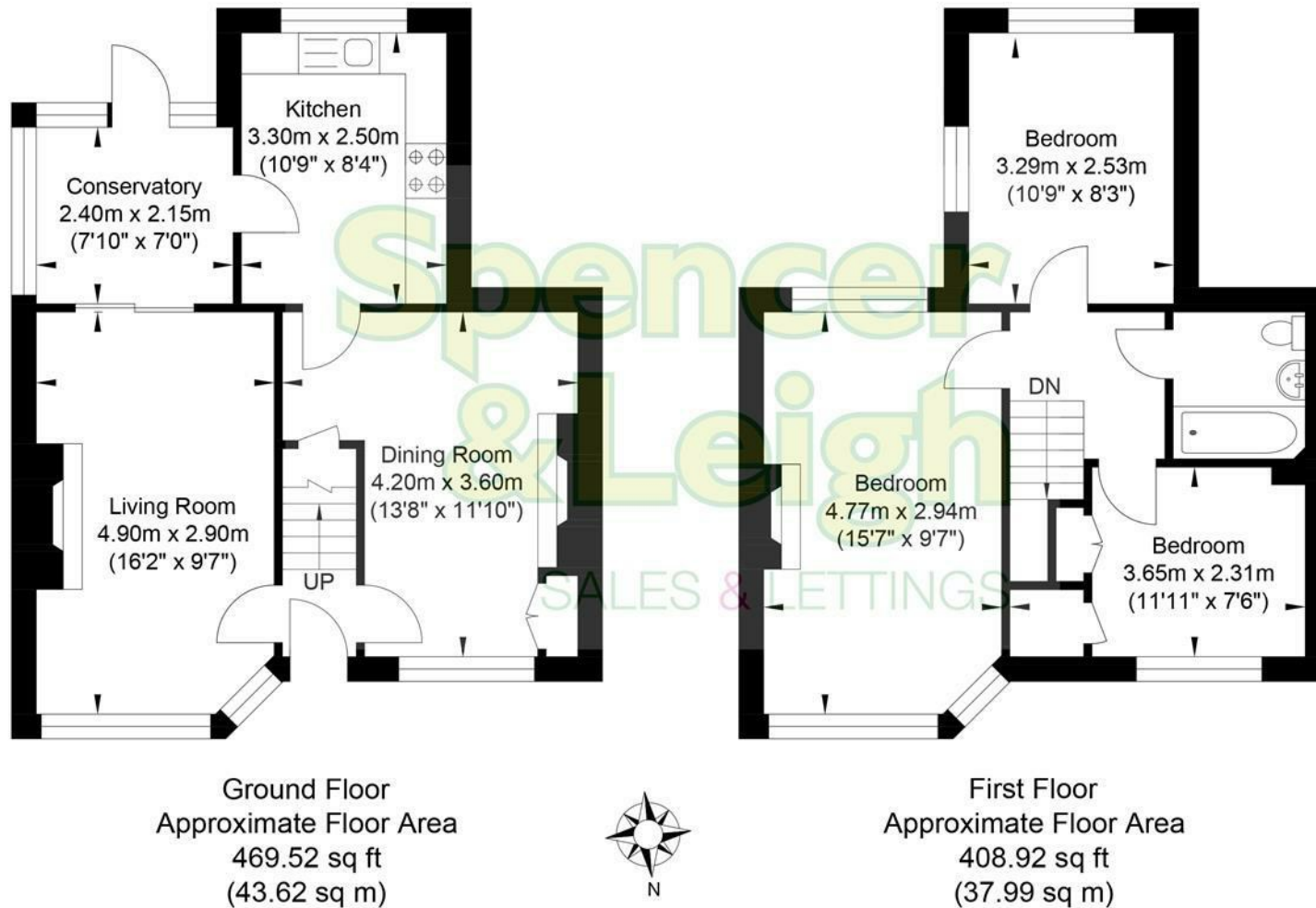


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 = 81.61 sq m / 878.44 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.