

Spencer
& Leigh



19 Eskbank Avenue, Patcham, Brighton, BN1 8SL

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

- Semi detached extended bungalow
- Two good size bedrooms
- Extended lounge/dining room with patio doors
- Modern fitted kitchen
- Lean to style utility room
- Bathroom/WC
- Delightful rear garden with decked patio
- Private vehicle parking, shared drive to garage
- No ongoing chain, potential to convert the loft STNC
- Viewing recommended, Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 - £425,000

Offered For Sale with no ongoing chain is this delightful bungalow with an extended lounge/dining room, lovely garden, driveway and a garage. The property has been well maintained in the past and would benefit from some modernisation and improvement, whilst boasting an opportunity to convert the loft space if required, subject to the usual consent. As you approach the property there is a block paved private driveway with hardstand for a few vehicles with a shared driveway providing access to the garage and rear garden. Inside you are greeted with a spacious hallway which draws your eye to an extended lounge/dining room with patio doors to one end with a decked raised patio and shallow steps down to the garden. There are two good size double bedrooms, both having built in wardrobe cupboards. The kitchen has modern functional units and some built in appliances. There is an adjacent lean to style utility room ideal for domestic appliances. Outside there is a level lawned rear garden with mature trees and shrubs. Exclusive to Spencer & Leigh, viewing recommended.



Esabank Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Dunelm and Asda stores and what are considered to be good schools and colleges. 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

Living Room
13'5 x 9'10

Dining Room
18'4 x 9'6

Kitchen
8'6 x 6'10

Bedroom
16'4 x 10'9

Bedroom
10'5 x 8'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
17' x 9'2

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared Driveway and un-restricted on street parking

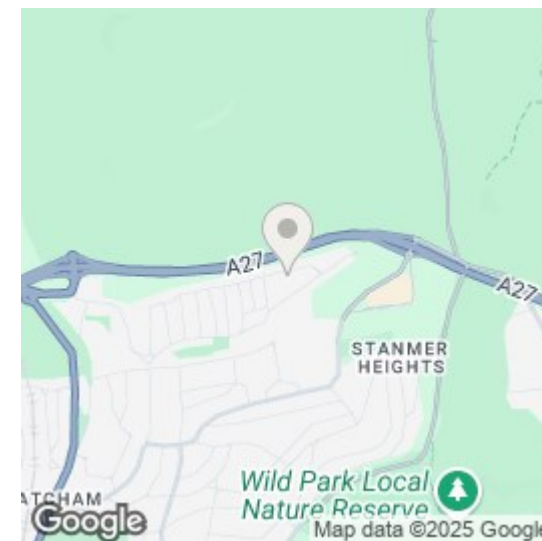
Broadband: Standard 5 Mbps, Superfast 72 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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Eskbank Avenue



Garage
Approximate Floor Area
156.72 sq ft
(14.56 sq m)

Floor Plan
Approximate Floor Area
779.73 sq ft
(72.44 sq m)

Approximate Gross Internal (Excluding Garage) Area = 72.44 sq m / 779.73 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.