

**Spencer
& Leigh**



Normanhurst, Thornhill Avenue, Brighton, BN1 8RG

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O.I.R.O £500,000 - Freehold

- Pleasant semi detached chalet bungalow
- Larger than average compared to other neighbouring roads
- Three/four bedrooms
- Spacious kitchen/diner that leads to the Garden Room
- 16' Living room overlooking the mature front garden
- 21' Garden Room overlooking the pretty rear garden
- Private driveway leading to a detached Garage
- Beautiful rear garden with mature borders, manicured lawn and further patio area
- No onward chain
- Exclusive to Spencer & Leigh

For sale with no ongoing chain, this larger-than-average bungalow has been extended both in the loft and on the ground floor, providing additional bedrooms and a full-width garden room. It features a private driveway with parking for several vehicles leading to a garage. Uniquely, this home is larger than others on the same street and in neighbouring roads.

This lovely bungalow has been well cared for over the years. The bright and airy accommodation includes a spacious bay-fronted living room and an unusually large kitchen with fitted units that connects nicely to the garden room. From the garden room, you can enjoy delightful views of the rear lawned garden, which is stocked with a variety of shrubs and plants. The bathroom features a fitted white suite.

The front garden includes a lawn and well-established borders, while the rear garden has a pathway from the garden room that provides easy access to both the garden and the garage. Convenient gated side access leads to the private driveway and the front of the property.

Viewing is highly recommended to fully appreciate this lovely home, which is exclusive to Spencer & Leigh.



Thornhill Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Next 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

Reception Room
16' x 11'1

Kitchen
13'5 x 8'10

Garden Room
21'7 x 8'10

G/f Bedroom
11'1 x 10'5

G/f Bedroom
10'9 x 9'6

G/f Family Bathroom

Stairs rising to First Floor

Bedroom
15'5 x 7'2

Bedroom
14'1 x 10'9

OUTSIDE

Rear Garden

Garage
16'4 x 9'6

Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 6 Mbps, Superfast 58 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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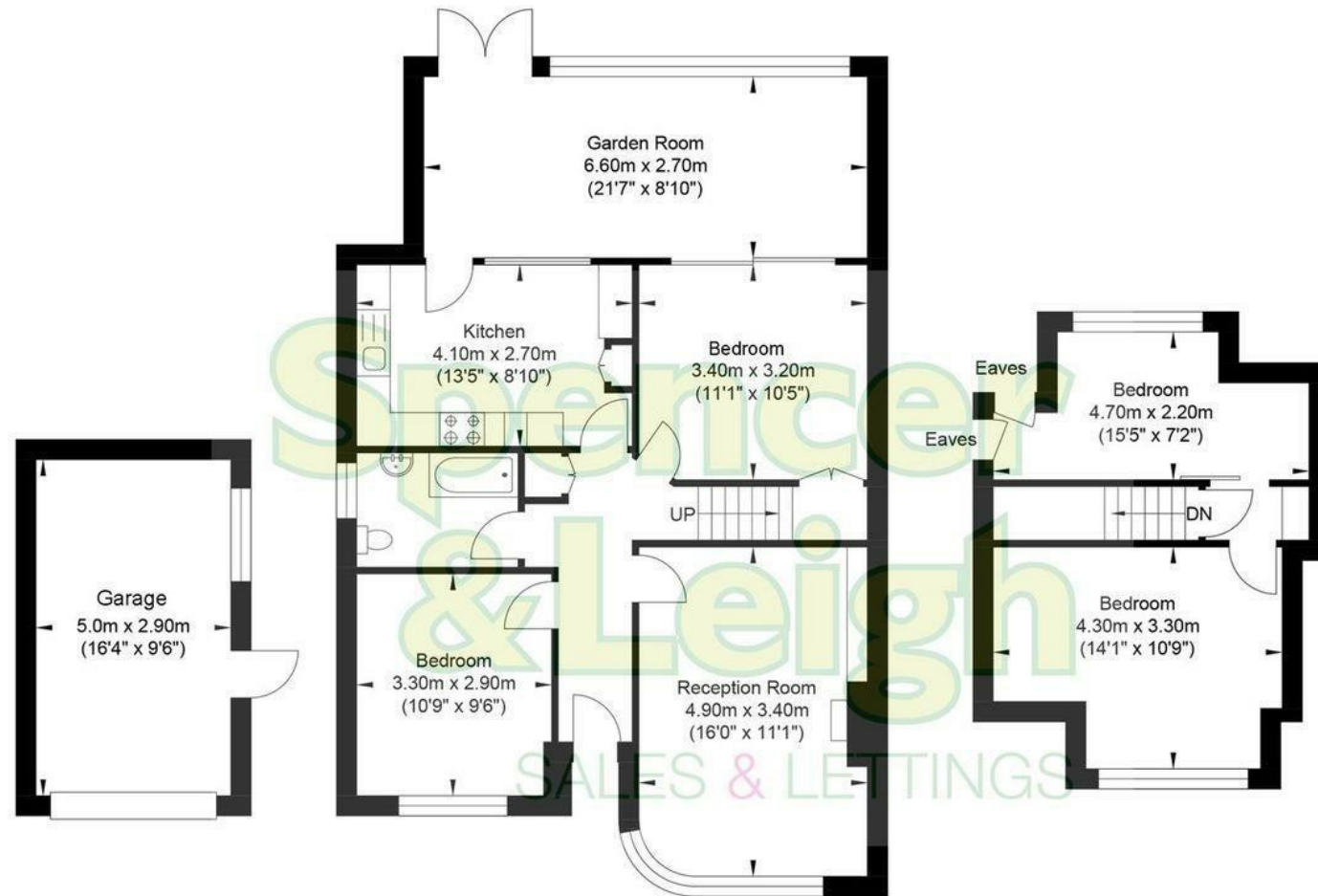


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Thornhill Avenue



Garage
Approximate Floor Area
156.07 sq ft
(14.50 sq m)



Ground Floor
Approximate Floor Area
876.28 sq ft
(81.41 sq m)

First Floor
Approximate Floor Area
272.97 sq ft
(25.36 sq m)

Approximate Gross Internal Area (Excluding Garage) = 106.77 sq m / 1149.25sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.