



Spencer
& Leigh

79 Woodbourne Avenue, Patcham, Brighton, BN1 8EJ

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

- Semi detached bungalow
- Two double bedrooms
- Fitted kitchen with French doors leading out to the garden
- White bathroom suite
- Large lawned rear garden & patio
- Beautiful panoramic views of the South Downs
- Potential to extend STNC
- Private driveway for several vehicles
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 - £425,000

This delightful semi-detached bungalow offers a perfect blend of comfort and potential. The property features two spacious double bedrooms, making it an ideal choice for couples, families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy double aspect living room with a brick built open fireplace. The fitted kitchen, complete with French doors, opens directly onto a large lawned rear garden, creating a seamless connection between indoor and outdoor living. This garden is not only expansive but also boasts stunning panoramic views of the South Downs, providing a picturesque backdrop for relaxation or entertaining.

The property benefits from a private driveway that accommodates parking for several vehicles, ensuring convenience for residents and guests alike. With no onward chain, this bungalow is ready for you to move in and make it your own.

Moreover, there is potential to extend the property, subject to the necessary consents, allowing you to tailor the space to your specific needs. This charming bungalow is a rare find in a sought-after location, combining the tranquility of suburban living with easy access to the vibrant amenities of Brighton. Don't miss the opportunity to view this lovely home and envision the possibilities it holds.



Woodbourne Avenue is ideally situated for all amenities including local 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
Entrance Hallway
Sitting Room
14'5 x 10'11
Kitchen
9'11 x 7'10
Bedroom
13'6 x 10'11
Bedroom
10'11 x 9'2

Family Bathroom

OUTSIDE

Rear Garden

Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Off road parking and un-restricted on street parking
Broadband: Standard 14 Mbps, Superfast 107 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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w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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Woodbourne Avenue



Ground Floor
Approximate Floor Area
580.17 sq ft
(53.90 sq m)

Approximate Gross Internal Area = 53.90 sq m / 580.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.