Spencer
&Leigh
1 Dale Avenue, Patcham, Brighton, BN1 8NJ

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Price £600,000 - Freehold

- Attractive detached family home
- Located on deceptive corner plot
- Private driveway, parking and garage
- Three first floor bedrooms
- Lounge & separate dining room
- Convenient utility room
- Basic cottage style kitchen
- Two bathrooms, one on each floor
- No ongoing chain, scope to modernise
- Exclusive to Spencer & Leigh

Located on a deceptive corner plot with a private driveway, parking and a garage is this attractive detached family home. The property has a pretty cottage style interior, but could allow for a new owner to modernise and improve the home to their own tastes. The accommodation features a delightful lounge which boasts a pleasant dual aspect with large bay window overlooking the garden. There is a separate dining room, utility room and ground floor bathroom/WC. The kitchen is equipped with basic fitted units accompanied by freestanding cottage style units adding to the cosy feel. On the first floor there are three good sized bedrooms along with a family bathroom/WC. Outside, the property has garden to three sides with the advantage of a private driveway, parking and a garage. The gardens offer a variety of mature trees, shrub's and patio space, ideal for entertaining. Viewing is highly recommended of this delightful home which is exclusive to Spencer & Leigh.

Dale Avenue is ideally situated for what are considered to be good local schools within walking distance along. There is a regular bus service to the city and network links to London. Local shopping facilities are on the doorstep with a wider selection of shops such as M & S Food and Asda Superstore also nearby.

Entrance

Entrance Hallway

Living Room
16'7 x 11'6

Dining Room
10'5 x 8'11

Kitchen
10'4 x 9'11

Utility Room
15'4 x 5'1

G/f Bathroom/WC

Stairs rising to First Floor

Bedroom
16'6 x 9'3

Bedroom
11'11 x 7'8

Bedroom
10'8 x 7'11

Family Bathroom

OUTSIDE

Rear Garden

Garage
15'9 x 8'4

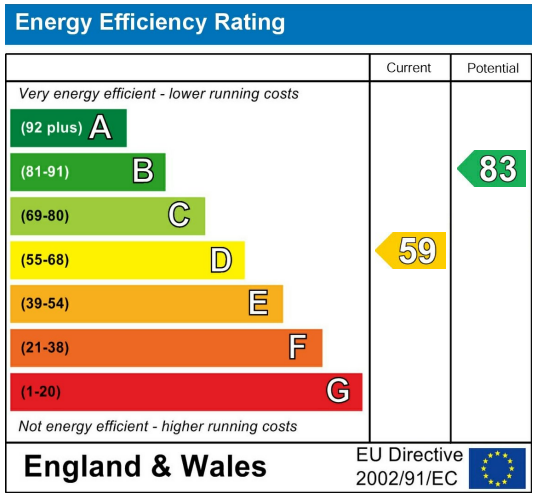
Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 9 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (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.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- D



Spencer & Leigh

Dale Avenue

Garage
Approximate Floor Area
132.28 sq ft
(12.29 sq m)

Ground Floor
Approximate Floor Area
568.33 sq ft
(52.80 sq m)

First Floor
Approximate Floor Area
487.28 sq ft
(45.27 sq m)

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Approximate Gross Internal (Excluding Garage) Area = 98.07 sq m / 1055.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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