



7 Highview Avenue North, Patcham Village, Brighton, BN1 8WR

Spencer
& Leigh

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Offers Over £750,000 - Freehold

- Substantial Detached Family Home
- Located in one of Patcham's Premium Roads
- 24' Bay fronted Living Room
- Spacious kitchen/dining room ideal for entertaining
- Well presented throughout
- Four good size first floor bedrooms
- G/f cloakroom, F/f family bathroom and En suite to Main Bedroom
- Mature South Westerly facing Rear Garden
- No onward chain
- Private driveway and detached Garage

This extended detached family home is situated on one of Patcham's premier roads, adjacent to Patcham Old Village. It offers well-proportioned and versatile accommodation, featuring four spacious bedrooms located on the first floor, along with a family bathroom and an en-suite shower room attached to the main bedroom.

On the ground floor, you will find a substantial layout that includes a 24-foot lounge and a separate 14-foot conservatory. The kitchen/dining room is generously sized, making it an ideal space for entertaining. Additionally, there is a convenient cloakroom/WC on this level.

We love the secluded south-west facing rear garden, which provides a pleasant and tranquil area to relax or entertain family and friends, complete with excellent views across the village towards the Downs. The property also offers ample off-road parking via a private driveway, as well as a useful detached garage located at the end of the garden.

This home is offered for sale with no ongoing chain, and we strongly recommend an internal viewing. Local shops are readily available in the Old Village, along with a regular bus service to the city center. Furthermore, schools for all age groups are within walking distance.



Highview Avenue North is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the City and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan and Asda Superstore.



Entrance
Entrance Hallway
Living/Dining Room
24'7 x 13'1
Kitchen/Breakfast Room
20' x 17'4
Conservatory
14'1 x 10'9
G/f Cloakroom
Stairs rising to First Floor
Bedroom
16' x 13'1
Bedroom
13'1 x 10'5
En-suite Shower/WC
Bedroom
11'5 x 11'1
Bedroom
9'10 x 8'6
Family Bathroom
OUTSIDE
Rear Garden
Garage
16'4 x 8'2
Property Information
Council Tax Band G: £4,092.98 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 8 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.

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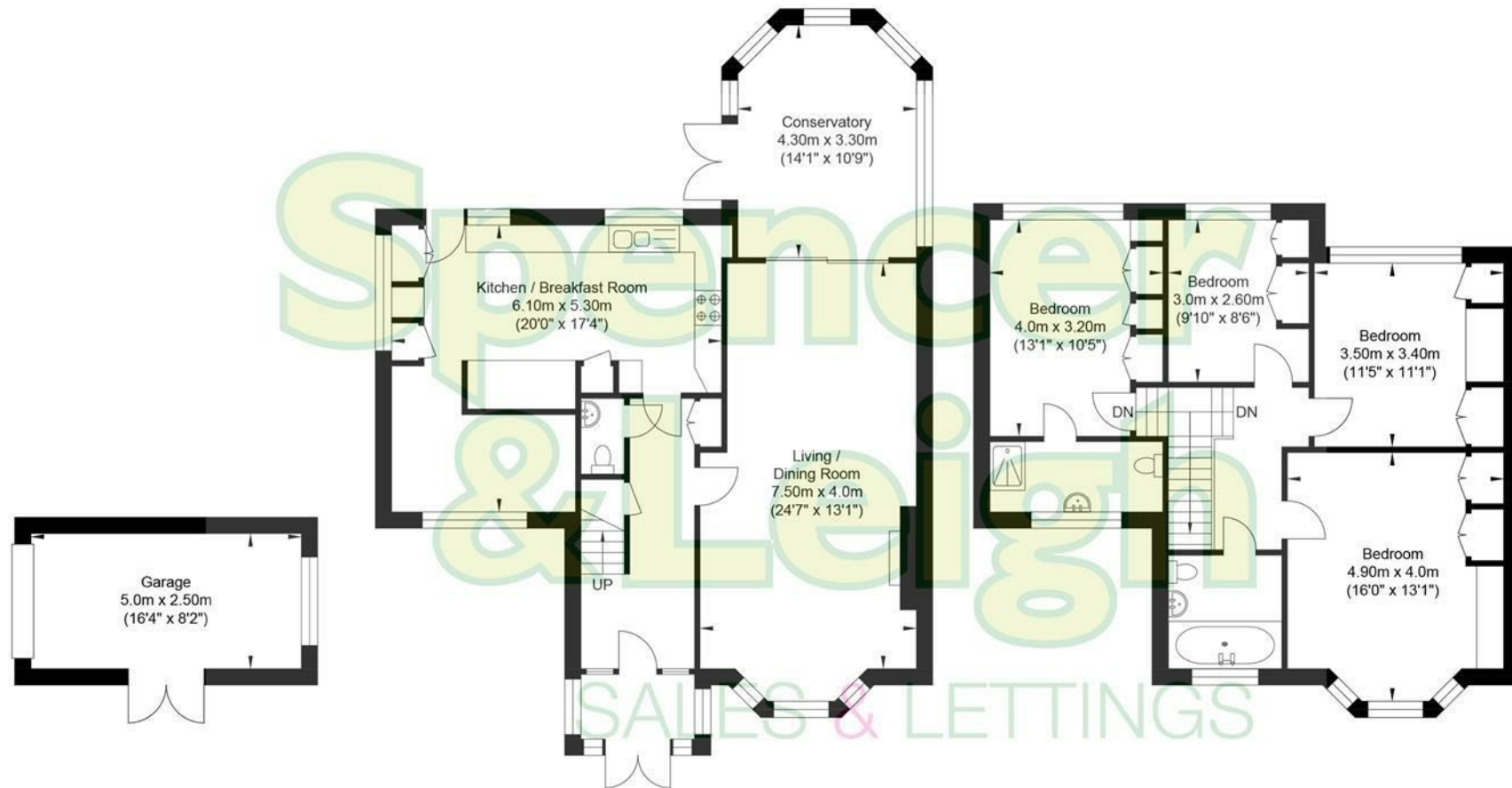


Council:- BHCC
Council Tax Band:- G

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		
	73	78
England & Wales		EU Directive 2002/91/EC

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Garage
Approximate Floor Area
134.54 sq ft
(12.50 sq m)

Ground Floor
Approximate Floor Area
910.94 sq ft
(84.63 sq m)

First Floor
Approximate Floor Area
726.56 sq ft
(67.50 sq m)

Approximate Gross Internal (Excluding Garage) Area = 152.13 sq m / 1637.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.