

1 Eskbank Avenue, Patcham, Brighton, BN1 8SL

Spencer
& Leigh



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Brighton, BN1 8SL

Guide Price £500,000 - Freehold

- Semi detached chalet bungalow
- Three/Four bedrooms with additional outbuilding/office
- Open plan living room with bi fold doors accessing the garden
- Modern fitted kitchen
- Cabin in the garden providing an additional office or income
- Large west facing rear garden
- Private Drive and Garage
- Well presented throughout
- Popular residential location off of Mackie Avenue
- No onward chain

GUIDE PRICE £500,000 - £525,000

This spacious semi-detached chalet bungalow is the perfect family home waiting to be explored. Featuring three/four spacious bedrooms, a convenient ground-floor family bathroom, and an en-suite shower room off the main bedroom, this property exudes comfort and style.

Upon entering, you'll be captivated by the inviting open-plan living area, adorned with bi-fold doors that beautifully merge indoor and outdoor spaces. This design creates an airy and light-filled atmosphere, ideal for both relaxation and vibrant entertaining. The modern kitchen is a culinary dream, offering not only functionality but also picturesque views of the garden to inspire your culinary creations.

One of the standout features of this property is the charming cabin tucked away in the garden, currently utilised as a home and Airbnb income. This versatile space adds an exciting dimension to the property, providing a wonderful opportunity for additional income. Imagine spending warm Indian summer days in the expansive, westerly-facing rear garden, perfect for gatherings or quiet reflection.

With a private driveway and a garage, you'll enjoy peace of mind knowing that parking will never be a concern. The location is simply unparalleled, situated in a vibrant area with effortless access to all the amenities and attractions Brighton has to offer.

This property is truly a rare find, free from any ongoing chain, making it the perfect opportunity for anyone eager to make a seamless move. Don't miss your chance to claim this delightful chalet bungalow in a prime location—your dream home awaits!



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

Lounge/Potential Bedroom 4 (if required)
12'8 x 10'8

Open plan Living/Dining Room
19'5 x 13'5

Kitchen
7'9 x 7'9

G/f Bedroom
8'4 x 6'10

G/f Family Bathroom

Stairs rising to First Floor

Bedroom
14'3 x 10'6

En-suite Wet Room

Bedroom
13'5 x 9'10

Outside

Rear Garden

Outbuilding
13'9 x 6'7

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

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

Broadband: Standard 5 Mbps, Superfast 76 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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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Ground Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.5 sq. feet)

