

Spencer
& Leigh



48 Ridgeside Avenue, Patcham, Brighton, BN1 8WB

PLEASE
DO NOT
PARK HERE
Thank You

48 Ridgeside Avenue, Patcham, Brighton, BN1 8WB

Price £686,000 - Freehold

- Spacious semi-detached home
- Potential to extend, subject to consents
- Located on a premier Patcham road being in close proximity to the Village
- Beautiful mature south-facing garden
- Three comfortable bedrooms
- Two spacious reception rooms
- No ongoing chain
- Private driveway and Garage
- Easy access to transport links
- Viewing highly recommended

This attractive & enchanting semi-detached house offers a remarkable opportunity for families and individuals seeking both comfort and charm. Spanning an impressive 1,164 square feet, the property features two inviting reception rooms that are perfect for relaxation and entertaining guests. With three generously sized bedrooms, you'll find plenty of space for a fulfilling and comfortable lifestyle.

The home includes a conveniently designed single bathroom and a separate cloakroom/WC that meets the demands of modern family living. However, one of the true highlights of this property is the exquisite, mature south-facing rear garden, which provides a peaceful outdoor sanctuary to enjoy all year-round. This beautiful garden is not just a tranquil retreat; it also presents the exciting potential for enhancement, allowing you to craft your own personal oasis.

Nestled on one of Patcham's most sought-after roads, this residence benefits from a serene yet convenient location, making it an ideal choice for those in search of a harmonious blend of tranquillity and accessibility. Plus, the property offers parking for one vehicle, further enhancing its allure.

With its spacious layout and opportunities for improvement and extension—subject to the necessary consents—this property invites you to create your dream home in a desirable area. Whether you are looking to settle down or make an astute investment, this captivating detached house is sure to leave a lasting impression.



Ridgeside Avenue 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 Room
15'2 x 12'5
Sitting Room
14'5 x 11'5
Kitchen
10'11 x 9'9
G/f Cloakroom
Stairs rising to First Floor
Bedroom
15'8 x 12'5
Bedroom
14'5 x 11'5
Bedroom
10' x 8'
Family Bathroom
Separate W/C
OUTSIDE
Rear Garden
Garage
15'3 x 8'10

Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 70 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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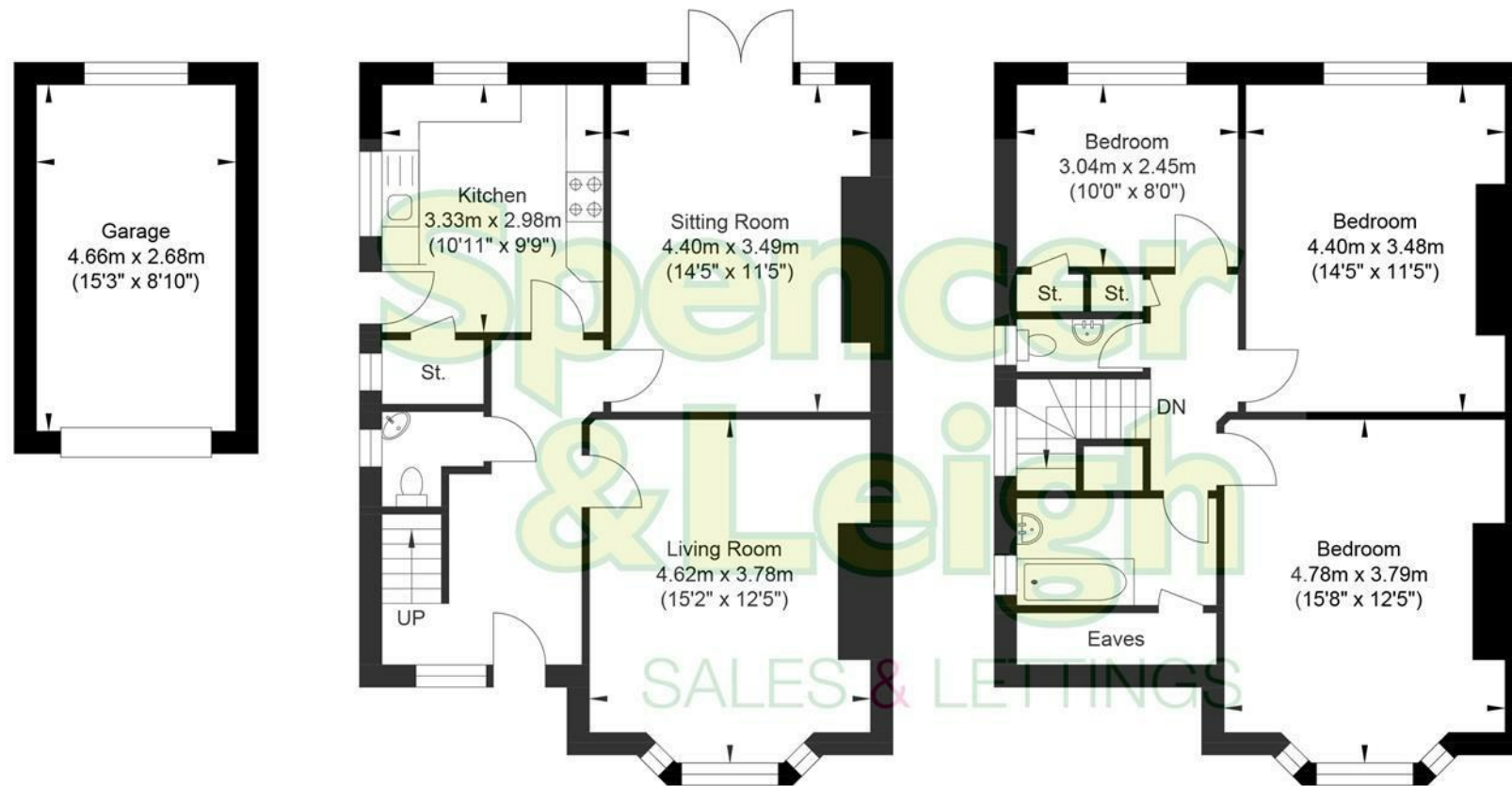


Council:- BHCC
Council Tax Band:- F

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		
	70	79
England & Wales		EU Directive 2002/91/EC

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Ridgeside Avenue



Outbuilding
Approximate Floor Area
134.44 sq ft
(12.49 sq m)

Ground Floor
Approximate Floor Area
596.75 sq ft
(55.44 sq m)

First Floor
Approximate Floor Area
567.58 sq ft
(52.73 sq m)

Approximate Gross Internal Area (Excluding Garage & Eaves) = 108.17 sq m / 1164.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

