

Spencer
& Leigh



2a Highview Avenue North, Patcham, Brighton, BN1 8WR

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Guide Price £650,000 - £700,000 Freehold

- Spacious detached bungalow
- Three bedrooms plus attic room
- Two Double Bedrooms with fitted wardrobes, plus a further Single
- Favoured Patcham Village spot
- No onward chain for ease
- Carriage driveway with garage
- Well-presented throughout
- Scope to extend, STNC
- Lawned rear garden with rear accessed Garage, plus additional side access
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

Set in the desirable Old Village of Patcham, on the esteemed Highview Avenue North, this charming detached bungalow presents an excellent opportunity for both families and downsizers alike. With three well-proportioned reception rooms, this spacious home offers a warm and inviting atmosphere, perfect for entertaining or relaxing with loved ones.

The property boasts two comfortable bedrooms complete with full-length fitted wardrobes, along with a smaller single that would make an ideal office or spare room, complemented by a well-appointed bathroom. Additionally, there is a useful attic room, accessible via a loft ladder, providing extra space that can be tailored to your needs, whether as a study, playroom, or additional storage.

The exterior of the bungalow is equally impressive, featuring a carriage driveway that accommodates parking for up to three vehicles, along with a garage that offers convenient access at either end. This thoughtful design ensures that parking is never a concern, a true asset in this sought-after area.

Well presented throughout, the bungalow is ready for you to move in and make it your own. However, it also offers scope for further improvement and extension, subject to the necessary permissions, allowing you to personalise the space to suit your lifestyle.

With no onward chain, this property is ready for a swift and seamless transition to its new owners. The premium location in Patcham Village, combined with the potential for enhancement, makes this bungalow a rare find in the current market. Do not miss the chance to view this delightful home and envision the possibilities it holds.



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, Matalan, Dunelm, Pets at Home and Asda Superstore.



Entrance
Entrance Hallway
Living Room
16'2 x 11'11
Dining Room
8'6 x 7'5
Kitchen
8'7 x 8'6
Conservatory
11'3 x 7'3
Bedroom
14'5 x 11'1
Bedroom
12'6 x 11'4
Bedroom
10'7 x 7'4
Shower Room/WC
Separate W/C
OUTSIDE
Garage
14'8 x 9'1
Rear Garden
Property Information
Council Tax Band E: £3,001.52 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 278 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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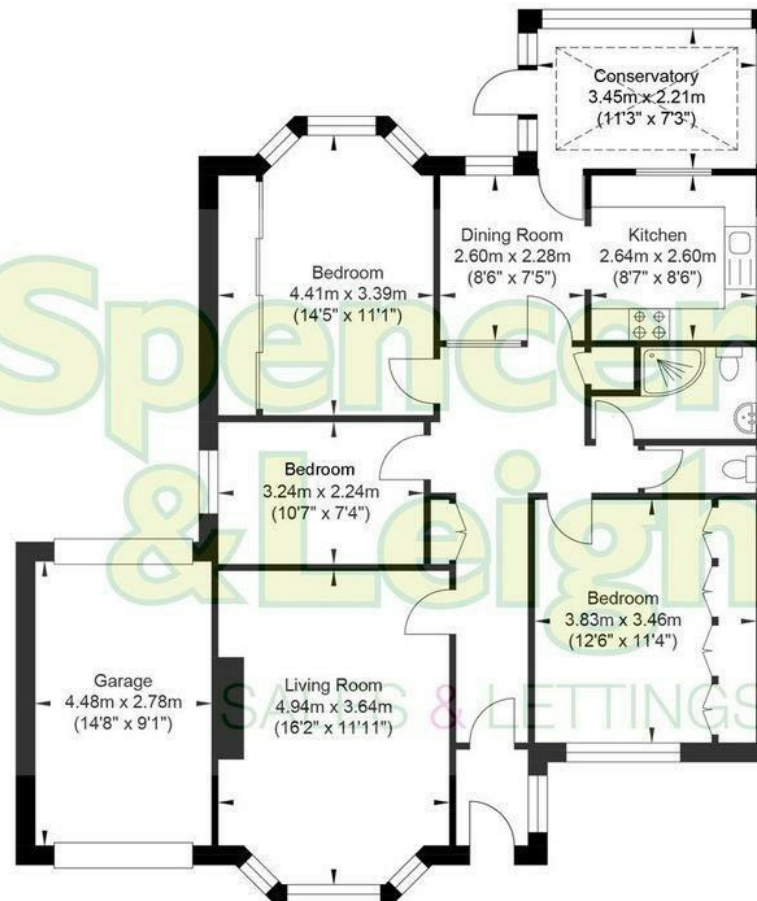


Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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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Highview Avenue North



Ground Floor
Approximate Floor Area
1151.2 sq ft
(106.95 sq m)



Approximate Gross Internal Area (Including Garage) = 106.95 sq m / 1151.2 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.