



Spencer
& Leigh

2 Dale Avenue, Patcham, Brighton, BN1 8NJ

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Price £575,000 - Freehold

- Detached corner property with wrap around garden
- Three first floor bedrooms
- Delightful living room with pleasant dual aspect
- Separate dining room which connects to the kitchen
- Spacious fitted shaker style kitchen with belfast sink
- Ground floor shower room/WC
- Additional first floor cloak room
- Private driveway with detached garage
- No ongoing chain
- Exclusive to Spencer & Leigh

Located on a charming corner plot off Carden Avenue in the desirable area of Patcham, this delightful detached family home offers a perfect blend of comfort and style. Spanning an impressive 1,183 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The cottage-style interior exudes warmth and character, creating a homely atmosphere that is sure to appeal to many. The property is equipped with double glazing and gas central heating, ensuring a cosy environment throughout the year.

WE LOVE the spacious kitchen with fitted shaker style units, Belfast sink and range style cooker. This lovely room is a great space for aspiring cook's and entertaining.

The well-maintained wrap-around gardens offer a lovely outdoor space for hosting summer gatherings. Additionally, the property boasts a private driveway and a detached garage, providing convenient parking for one vehicle and extra storage options.

Offered for sale with no ongoing chain, this home presents a fantastic opportunity for prospective buyers looking to settle in a peaceful yet vibrant community. With its charming features and practical amenities, this property is not to be missed. Come and experience the delightful lifestyle that awaits you in this lovely Patcham residence.



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
16'6 x 12'5

Dining Room
14' x 10'

Kitchen
18'8 x 12'11

Conservatory
11'3 x 9'6

G/f Shower Room/WC

Stairs rising to First Floor

Bedroom
16'5 x 9'3

Bedroom
11'8 x 10'4

Bedroom
10'6 x 9'7

Cloakroom W/C

OUTSIDE

Rear Garden

Garage
14'7 x 7'9

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and 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



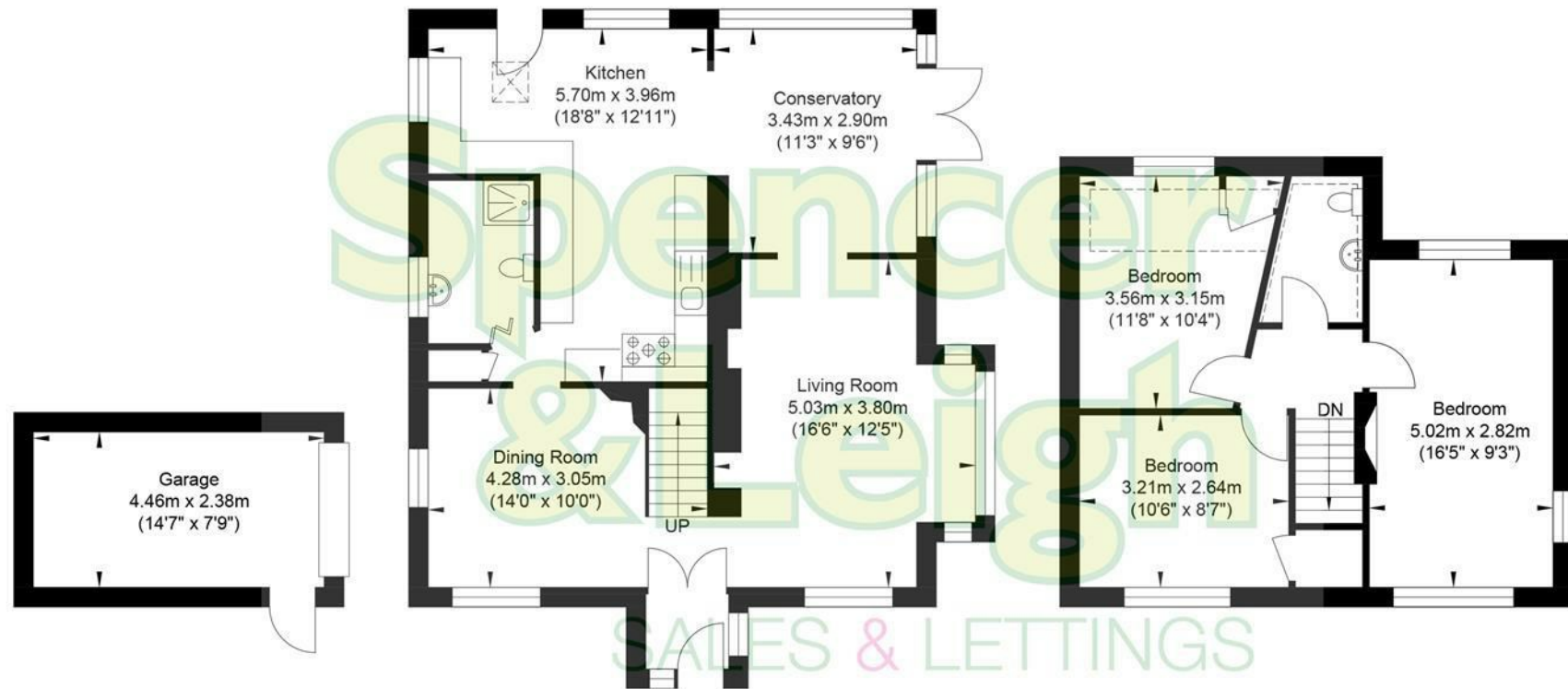
Council:- BHCC

Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Dale Avenue



Garage
Approximate Floor Area
114.20 sq ft
(10.61 sq m)

Ground Floor
Approximate Floor Area
730.43 sq ft
(67.86 sq m)



First Floor
Approximate Floor Area
452.08 sq ft
(42.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 109.86 sq m / 1182.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.