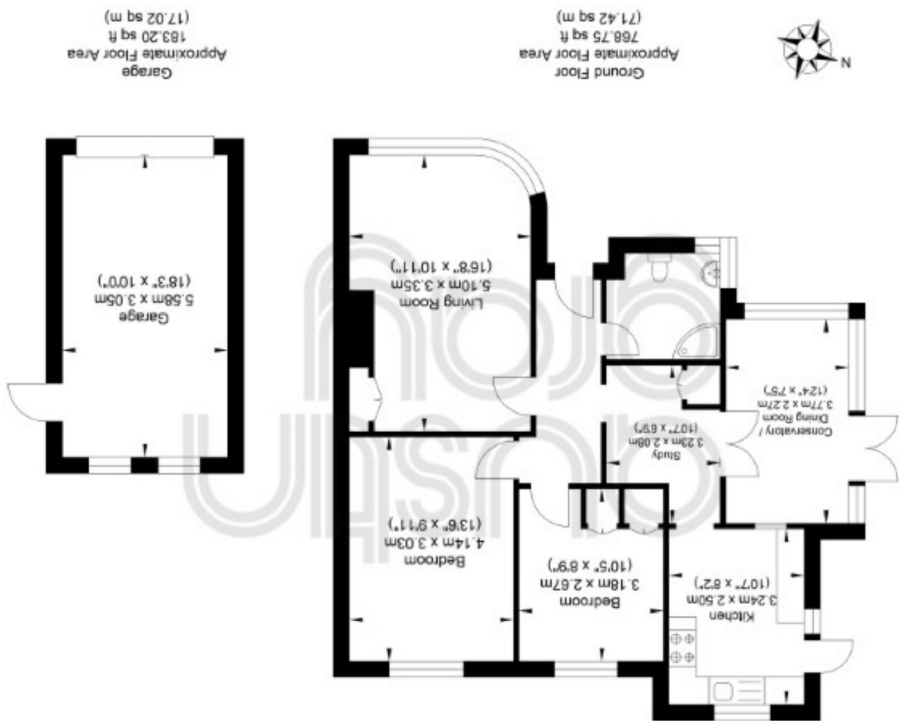




https://find-energy-certificates.service.gov.uk/energy-certificates/2070-8509-9090-5294-0275?print=true

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Approximate Gross Internal Area = 88.44 sq m / 951.96 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Thornhill Avenue, Patcham

26 Thornhill Avenue
Brighton
BN1 8RG

Energy rating

D

Valid until: 20 November 2031

Certificate number: 2070-8509-9090-5294-0275

Property type

Semi-detached bungalow

Total floor area

71 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

See how to improve this property's energy performance.

This property's current energy rating is D. It has the potential to be B.

Properties with a current energy rating of D or lower have an average energy score of 60 or less.

Score Energy rating

92+ A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G

Current Potential

68 B 68 D



Guide price £480,000 - £500,000

A two-bedroom, semi-detached, bungalow enjoying a prominent corner position with off-road parking to the front and separate garage.



Thornhill Avenue lies adjacent to Mackie Avenue and Braeside Avenue in the popular residential district of Patcham which is well served by bus services that provide access into the vibrant city centre, seafront and promenade. Local amenities are to be found at the nearby Patcham Village/Old London Road/Ladies Mile Road. Schools catering for all age groups are well represented within the local area.

Considered to be in good order throughout having been well maintained in recent years by the current owner, this lovely 1930s semi-detached bungalow offers the opportunity to create additional accommodation within the existing roof space if

required subject to any necessary consents that will be required. Well maintained gardens are arranged on three sides with off-road parking to the front in addition to a separate single garage. Many benefits include UPVC double glazing, gas central heating, study area and separate sun lounge which overlooks and leads out to the garden.

Covered entrance with a UPVC double glazed front door that opens into an entrance hall with radiator and access to roof space which could provide additional accommodation if required subject to the necessary consents and permissions required.

The lounge has UPVC double glazed windows to the front with radiator beneath, sealed fireplace with a mantel and hearth, fitted shelving and storage to one side and wooden floor.

There are two double bedrooms to be found at the rear of the bungalow overlooking the rear garden both with UPVC double glazed windows and radiators.

A modern bathroom suite has a corner bath with shower, glass shower screen, vanity unit, WC, double glazed window to the front, radiator and tiled walls

Study area with a radiator, glazed doors leading through to the sun lounge and kitchen.

The sun lounge has a double glazed roof and double glazed windows and door which overlook and lead out to the rear garden, ceramic tiled floor, radiator and opening to the kitchen.

Kitchen has a range of work surfaces providing white high gloss cupboard and drawer storage above and below, stainless steel sink, UPVC double glazed window overlooking the rear garden, space for cooker, gas and electric cooker points, space and plumbing for washing machine and standing space for freezer, double glazed window and door at the side leads out to the garden.

Well maintained gardens are arranged on three sides principally laid to lawn with established flower and shrub borders, hedges and a garden shed. At the front of the property is an area of off road parking for two cars. Additionally there is a detached garage which is accessed via neighbouring Braeside Avenue and has personal access into the garden.



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.