



8 Stoneleigh Close

Brighton, BN1 8NQ

£400,000

An opportunity to purchase a home in a quiet cul-de-sac in a popular location in the heart of Patcham with the potential to create a lovely family home. This semi-detached bungalow has accommodation that comprises of an entrance hall, west facing lounge with a fireplace, two double bedrooms, cloakroom, bathroom, and kitchen/breakfast room which enjoys a dual aspect. Gardens are arranged on three sides, with the rear garden being laid to lawn flanked by close feathered fenced boundaries with mature flower and shrub borders and the side garden leads round to a well-stocked front garden. To the rear of the property is a single garage with an up and over door and ash felted roof. The house lends itself to modernising and updating throughout but offers a blank canvass to create a home to suit today's modern lifestyle. The property does however benefit from UPVC double glazed windows throughout and gas central heating. Access to the roof space from the entrance hall provides the opportunity to create additional accommodation subject to any necessary consents and building regulation approvals that may be required.

Stoneleigh Close is to be found adjacent to Stoneleigh Avenue and is within easy access of the Patcham Village / Ladies Mile Road where a wealth of shops are to be found. Bus services run from neighbouring Garden Avenue providing access into the city centre of Brighton and Hove. Schools catering for all age groups are well represented within the local area. There is easy road access to the A23 with links to the motorway network and Gatwick.

- Semi-detached bungalow in a quiet cul-de-sac
- Two bedrooms
- Garden on three sides
- Garage and off road parking
- Spacious sitting room
- Kitchen
- Bathroom and separate cloakroom
- In need of updating
- Potential to create additional accommodation STNPP

Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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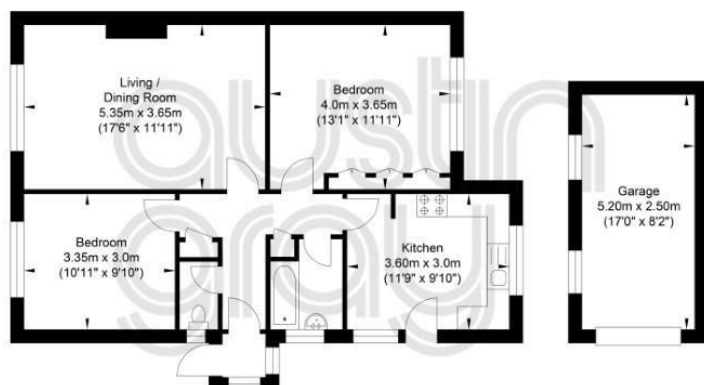
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Floor Plan

Stoneleigh Close, Brighton



Ground Floor
Approximate Floor Area
739.91 sq ft
(68.74 sq m)

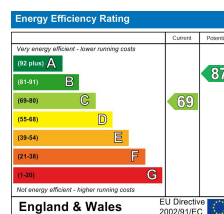
Garage
Approximate Floor Area
139.93 sq ft
(13.0 sq m)

Approximate Gross Internal Area = 81.74 sq m / 879.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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