

# 13 The Deeside

Brighton, BN1 8SA

Offers in excess of £550,000

This beautifully presented and contemporary three-bedroom semi-detached family home spans over two storeys and is situated in the highly sought-after residential area of Patcham.

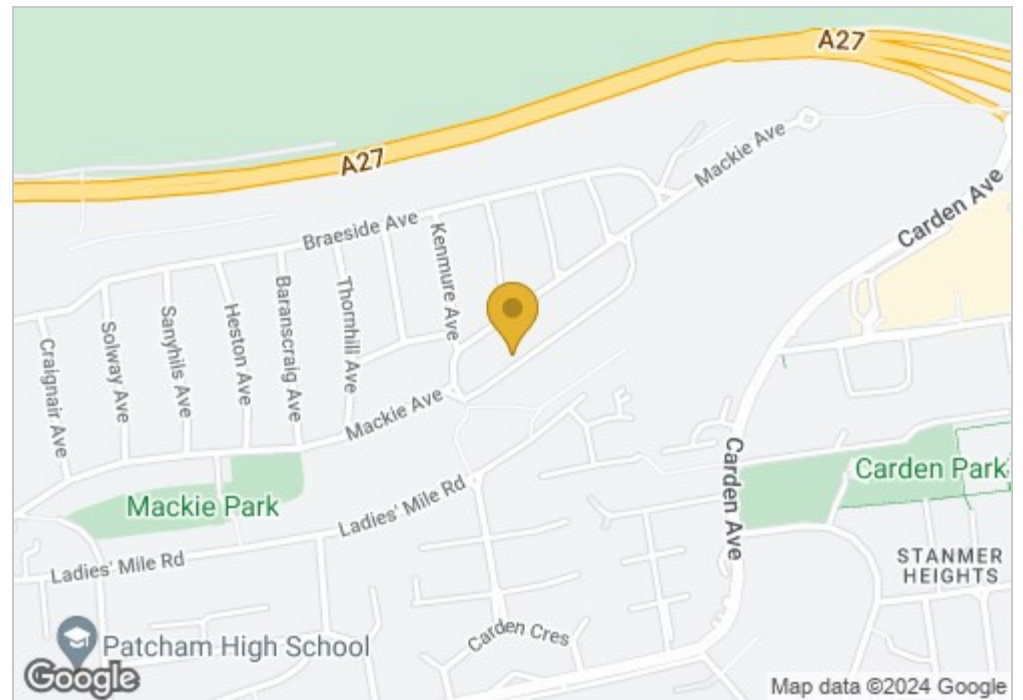
Immaculately renovated, the accommodation features a spacious open-plan living area, three generously sized bedrooms, one of which benefits from an en-suite shower room and walk-in wardrobe area, a modern family bathroom, and additional cellar space which provides a vast amount of storage solutions.

Upon entering the ground floor, you are welcomed by the expansive open-plan kitchen and living area. Finished to an impeccable standard, the modern fitted kitchen boasts integrated appliances and a breakfast bar, while the spacious living and dining area is enhanced by bi-folding windows that provide beautiful views of the garden. Two good sized bedrooms and a contemporary family bathroom complete the ground floor. Ascending to the first floor, a huge principal bedroom with an en-suite shower room offers added convenience and comfort. The cellar also offers ample space for storage.

To the rear, the landscaped garden provides ample space for summer barbecues, with a paved area and an artificial lawn. A versatile garden room offers the perfect space for an outdoor office or studio.

Situated in a popular yet quiet road in Patcham, this property enjoys close proximity to a variety of amenities, including local pubs, coffee shops, and supermarkets. Several well-regarded primary and secondary schools are just a short distance away. Additionally, the property offers easy access to the A23/A27 and boasts seamless transport links to the city centre.

The property is being offered with no onward chain.



## The Deeside, BN1

Approximate Gross Internal Area = 141 sq m / 1521 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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