



The Deeside, Patcham, Brighton, BN1 8SA

welcome to

The Deeside, Patcham, Brighton

Situated in an enviable position & opposite Ladies Mile Road Nature Reserve, this spacious two double bedroom detached bungalow is positioned on a large corner plot and on a quiet road which is also just a short distance from local amenities. Scope for extension (STPC)



Fox & Sons are delighted to offer for sale this spacious detached family home, situated within the popular area of Patcham. On the ground floor the house comprises of a bright and airy living room, separate kitchen breakfast room which enjoys views over neighbouring gardens and far reaching views towards Westdene and also benefits from direct access out to the patio garden. The house features two good size double bedrooms and a modern family bathroom.

Beneath the property you will find the large garage with a roller door, utility room/WC. In addition to this you will find a separate garage on the grounds.

From the road and through the gated entrance you are welcomed in by a sweeping driveway which leads up to the property and allows for ample parking for several cars. The well tended landscaped garden is mainly laid to lawn and wraps around the property with a patio area to the rear.

The property has scope for extension both in the loft and the garage could be converted subject to necessary planning consents.



Total floor area 118.2 sq.m. (1,272 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Location

The Desside is located in a sought after position, just north of Brighton which benefits from an array of local amenities on your doorstep. Patcham is considered to be a popular village location, with the original village dating back to the 12th century and also being nestled on the edge of The South Downs with numerous bridleways for cycling, and being ideal for nature lovers, dog-walkers and families with nearby nature reserve (known for Scots pine) parks and schools for all ages. You will also find Mackie Park, Ladies Mile Road Nature Reserve, Hollingbury Golf Course & Hillfort, Stanmer Park and Wild Park Nature Reserve on the doorstep.

Excellent transport links are an added benefit and the main A23 & A27 road network is within a 10 minutes' drive away. Local 'bus services run close by on Mackie Avenue which gives access to Preston Park, London Road shops and Brighton's famous seafront and promenade along with Brighton city centre.

Finally the area is finished off with the ever-popular Ladies Mile Pub which has many charity and local events which run throughout the year. It's a great local community pub!

Key Information

Schools

Primary: Patcham Junior School - 0.6 miles, Patcham Infant School - 0.8 miles, Coldean Primary School - 0.9, Balfour Primary School - 1.4 miles, Westdene Primary School - 1.4 miles, Hertford Junior School - 1.5 miles, Hertford Infant School - 1.5 miles, Downs Junior School - 2.0 miles, Downs Infant School - 2.0 miles.

Secondary: Patcham High School - 0.6 miles, Vardean School - 1.2 miles, Vardean College - 1.7 miles, Downs View Link College - 1.7 miles, Cardinal Newman Catholic School - 2.4 miles, BHASVIC College - 3.7 miles.

Train Stations

Preston Park Station - 1.6 miles
Brighton Mainline Station - 3.7 miles
Hove Station - 4.6 miles

Amenities

Mackie Avenue Shopping Parade - 0.1 miles
Ladies Mile Road Shopping Parade - 0.7 miles
Carden Avenue Shopping Parade (Patchdean) - 0.9 miles
Wilmington Parade Shopping - 1.1 miles
Sainsbury's Local (Carden Avenue) - 1.2 miles
Woodbourne Avenue Shopping Parade - 1.6 miles
Patcham Village - 1.8 miles
M&S Simply Food Hall (Carden Avenue) - 1.9 miles
Asda Superstore (Hollingbury) - 2.2 miles
Fiveways Shopping Parade - 2.5 miles
Sainsbury's (Preston Road) - 2.5 miles
Preston Circus/London Road Shopping - 3.0 miles
Sainsbury's Superstore (Lewes Road) - 3.3 miles
Seven Dials Shopping Parade - 3.5 miles
Pavilion Retail Park (Lewes Road) - 3.5 miles
Sainsbury's (New England Street) - 3.9 miles
Brighton City Centre - 5.3 miles

Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away.

welcome to

The Deeside, Patcham, Brighton

- DETACHED FAMILY HOME ON LARGE GATED CORNER PLOT
- TWO DOUBLE BEDROOMS
- ROOM FOR EXTENSION - SUBJECT TO PLANNING
- MODERN KITCHEN/BREAKFAST ROOM
- STYLISH BATHROOM SUITE
- FAR REACHING VIEWS OVER PATCHAM & TOWARDS WESTDENE
- HUGE DRIVEWAY WITH UNDER HOME GARAGE, STORAGE/CELLAR ROOM & UTILITY ROOM/WC
- WRAP AROUND REAR GARDEN & AN ADDITIONAL GARAGE

Tenure: Freehold EPC Rating: D

£530,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP105880



Property Ref:
PRP105880 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk