



Vale Avenue, Brighton, BN1 8UA

welcome to

Vale Avenue, Brighton

This is an extended four bedroom semi-detached house offering well-presented superb family accommodation. A main feature is the extended kitchen/dining/living room opening to the rear garden. Further comprising: Lounge, bathroom & en-suite, long rear garden, garden office/gym and off street parking



This is an extended four bedroom semi-detached house offering superb well-presented family accommodation. A main feature of the house is the extended kitchen/dining/living room opening to the rear garden. Further comprising: Separate lounge, family bathroom & master bedroom with en-suite shower room, a long rear garden with an insulated, sound proofed outbuilding, currently used as a gym but would also make an ideal office due to having hardwire internet and cabled power. There is also the added bonus of off street parking to the front of the property. Situated in this sought after location close to local shops in Patcham Village, local schools, downland walks and easy access to the A23/A27 with access to London & Gatwick. Viewing Essential.



Total floor area 157.5 m² (1,695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Vale Avenue is situated in a desirable location in Patcham being ideal for nature lovers, dog-walkers and families with both Horsdean Park and Waterhall nature reserve nearby. The property backs on to Vale Park and Mackie Park is within a short distance away. Schools for all ages which have OFSTED ratings between good to outstanding are all within walking distance from this home. Patcham Village has a number of historic buildings as the original village dates back to the 12th century, along with local shops, cafes, restaurants and a Post Office.

Excellent transport links are an added benefit, with local bus services which run from the bottom of Mackie Avenue to Preston Park, Brighton city centre and Brighton's famous seafront and promenade making access to both Preston Park station and Brighton mainline station readily accessible. The A23/A27 road network is also within easy reach making this location very popular with car commuters.

Key Information

Schools

Primary: Patcham Junior School - 0.3 miles, Patcham Infant School - 0.3 miles, Westdene Primary School - 0.8 miles, Carden Nursery & Primary School - 0.8 miles, Balfour Primary School - 1.3 miles, Coldean Primary School - 1.5 miles, Hertford Infant School - 1.6 miles, Hertford Junior School - 1.7 miles, Stanford Infant School - 1.9 miles, Downs Junior School - 1.9 miles, Downs Infant School - 2.0 miles, Stanford Junior School - 2.1 miles.

Secondary: Patcham High School - 0.3 miles, Dorothy Stringer School - 1.2 miles, Varndean School - 1.2 miles, Varndean College - 1.2 miles, Downs View Link College - 1.3 miles, Cardinal Newman Catholic School - 2.1 miles, BHASVIC College - 2.9 miles.

Train Stations

Preston Park Station - 1.5 miles
 London Road Station - 2.1 miles
 Brighton Mainline Station - 3.5 miles

Amenities

Ladies Mile Road Shopping Parade - 0.2 miles
 Patcham Village - 0.4 miles
 Mackie Avenue Shopping Parade - 0.7 miles
 Wilmington Parade Shopping - 0.7 miles
 Sainsbury's Local (Carden Avenue) - 0.9 miles
 Woodbourne Avenue Shopping Parade - 1.0 miles
 Carden Avenue Shopping Parade - 1.2 miles
 M&S Simply Food Hall (Carden Avenue) - 1.5 miles
 Asda Superstore (Hollingbury) - 1.8 miles
 Sainsbury's (Preston Road) - 2.0 miles
 Fiveways Shopping Parade - 2.1 miles
 Preston Circus/London Road Shopping - 2.5 miles
 Sainsbury's Superstore (Lewes Road) - 2.9 miles
 Pavilion Retail Park (Lewes Road) - 3.1 miles
 Seven Dials Shopping Parade - 3.1 miles
 Brighton City Centre - 4.7 miles

Main Roads

A23/A27 Road Network - Less than a 5 minutes' drive away.

welcome to

Vale Avenue, Brighton

- Well-presented and extended family house in sought after location
- Fabulous accommodation with 4 bedrooms
- Bathroom and en-suite
- Lounge
- Extended kitchen/dining/living room
- Garden room/office/gym
- Long rear garden & backing onto Vale Avenue park
- Off street parking

Tenure: Freehold EPC Rating: C

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106205 - 0003

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