

Vale Avenue, Brighton, BN1 8UA



welcome to

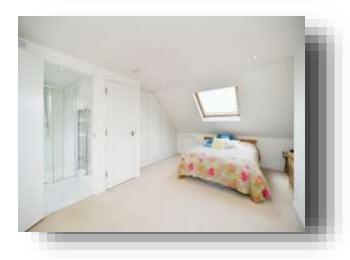
Vale Avenue, Brighton

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), opinings 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.foculagent.com

Location

Vale Avenue is situated in a desirable location in Patcham being ideal for nature lovers, dogwalkers 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, Stanford Junior 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





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postcode not the actual property



Property Ref: PRP106205 - 0003 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.

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