



Morecambe Road, Brighton, BN1 8TL

welcome to

Morecambe Road, Brighton

A two-bedroom semi-detached family house situated in a desirable cul-de-sac location in Patcham. The property benefits from a lounge, modern fitted kitchen, conservatory/dining room, luxury bathroom, south facing rear garden and garage. Internal inspection is strongly recommended.



A great opportunity to purchase a delightful two double bedroom home offered to the market in a fantastic condition throughout.

The ground floor consists of a large porch with space for shoes and coats, stunning new kitchen with ample wall and base units, space for all white goods and an exceptionally large conservatory leading off the kitchen and the lounge providing dining facilities with doors taking you outside to the rear garden. The living room has a feature open fireplace make it a great focal point of the room, a window overlooks the private front tiered garden area. Heading upstairs you have two very generously sized double bedrooms and a modern family bathroom along with a large loft space.

The large sunny aspect rear garden is of very good proportions and is split into two main sections, the first being a lovely area of raised patio which is perfect in the summer months, the second being an expanse of lawn with a large garden workshop at the bottom which could easily be converted to a garden office space.



Total floor area 112.6 m² (1,212 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

Morecambe Road is a two-bedroom bay fronted semi-detached property, in a quiet cul-de-sac location between Carden Avenue and Ladies Mile Road in Patcham. Ideally placed for local schools in the area, which cater for all age groups - Patcham Juniors and Patcham High Schools. Patcham Village has several historic buildings as the original village dates back to the 12th century, along with local shops and Post Office.

This location lies between local shopping amenities on Ladies Mile Road, which includes family run restaurant La Tana, while a Sainsburys Local is just on the doorstep in Carden Avenue. More comprehensive shopping can be found at the Hollingbury Retail Park offering M&S Simply Food, Argos, Dunelm, Screwfix, Pets at Home, Matalan as well as the main Asda superstore.

Patcham is considered to be a popular village location, nestled on the edge of The South Downs National Park with numerous bridleways for cycling, excellent commuter links on to the A23 & A27, with access to Preston Park train station (1.6 miles away) making this property ideal for commuters. Bus services are available nearby, providing access to Brighton city centre, Brighton's famous seafront and surrounding areas.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.2 miles, Patcham Junior School - 0.4 miles, Patcham Infant School - 0.6 miles, Coldean Primary School - 0.9 miles, Balfour Primary School - 1.1 miles, Hertford Junior School - 1.2 miles, Hertford Infant School - 1.3 miles, Westdene Primary School - 1.3 miles, St Bernadette's Catholic Primary School - 1.4 miles, Downs Junior School - 1.7 miles, Downs Infant School - 1.8 miles, Stanford Infant School - 2.0 miles, Stanford Junior School - 2.0 miles.

Secondary: Patcham High School - 0.5 miles, Varndean School - 1.0 miles, Dorothy Stringer School - 1.1 miles, Varndean College - 1.3 miles, Downs View Link College - 1.4 miles, Cardinal Newman Catholic School - 2.2 miles, BHASVIC College - 3.2 miles.

Train Stations

Preston Park Station - 1.6 miles
London Road Station - 1.9 miles
Brighton Mainline Station - 3.0 miles

Amenities

Sainsbury's Local (Carden Avenue) - 0.3 miles
Carden Avenue Shopping Parade - 0.3 miles
M&S Simply Food Hall (Carden Avenue) - 0.6 miles
Wilmington Parade Shopping - 0.6 miles
Ladies Mile Road Shopping Parade - 0.6 miles
Asda Superstore (Hollingbury) - 0.8 miles
Woodbourne Avenue Shopping Parade - 1.1 miles
Patcham Village - 1.7 miles
Fiveways Shopping Parade - 1.9 miles
Sainsbury's (Preston Road) - 2.1 miles
Preston Circus/London Road Shopping - 2.6 miles
Pavilion Retail Park (Lewes Road) - 2.9 miles
Seven Dials Shopping Parade - 3.1 miles
Brighton City Centre - 4.0 miles

Main Roads

A23 & A27 Road Network - Less than a 10 minutes' drive away.

welcome to

Morecambe Road, Brighton

- SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN
- CONSERVATORY
- LUXURY BATHROOM
- SOUTH FACING GARDEN WITH LARGE GARDEN WORKSHOP
- GARAGE & SHARED DRIVEWAY

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106358



Property Ref:
PRP106358 - 0002

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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