



Winfield Avenue, Brighton, BN1 8QH

welcome to

Winfield Avenue, Brighton

This spacious, detached family house is on a larger than average plot in a sought after position in Patcham. Versatile accommodation throughout & the possibility to extend (STPC). Large gardens & garage.



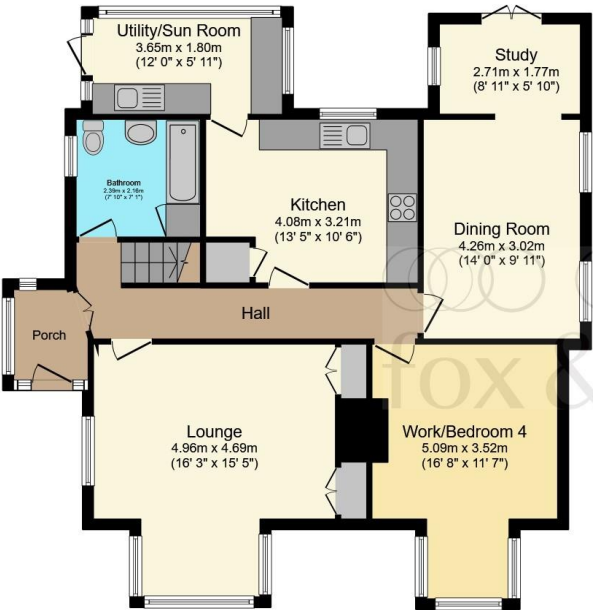
This unique, well-presented, and versatile detached family home is situated on a larger than average plot in a prime location within Patcham. The property has the potential to extend subject to planning and also for a buyer to stamp their own mark on it and make it their own.

The spacious ground floor accommodation features a bay fronted lounge with a pleasant outlook and a feature fireplace, a separate dining room/study and a larger than usual kitchen/breakfast room with a utility area. There is also a secondary lounge which could be used as a snug/family room and lastly there is a handy ground floor bathroom.

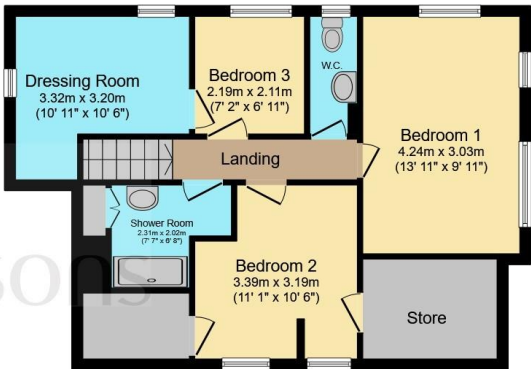
Pleasant distant views can be enjoyed from the first floor which compromises of two double bedrooms, a generous single bedroom as well as additional study/walk-in wardrobe. There is a walk in wardrobe to bedroom two. There is a family shower room as well as separate W/C to complete the first floor accommodation.

The generous sized rear garden is mainly laid to lawn with various mature shrubbery and patioed areas. The garden has been landscaped to create multiple areas of usable space making it a fantastic place to relax and unwind in. There is also a hard standing to the rear which could allow further parking for the property and can be accessed through Upper Winfield Avenue.

This property offers an abundance of potential and is available to view immediately.



Ground Floor



First Floor

Total floor area 153.7 m² (1,654 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

Winfield Avenue is situated in a desirable location in Patcham being ideal for nature lovers, dog-walkers and families with nearby nature reserve (known for Scots pine), parks and schools for all ages which have OFSTED ratings between good to outstanding. 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 Winfield Avenue, a short walk from the property which gives access to Preston Park, Brighton city centre and the famous seafront/promenade and also 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.

Finally this 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 Infant School - 0.1 miles, Patcham Junior School - 0.1 miles, Carden Nursery & Primary School - 0.7 miles, Westdene Primary School - 0.8 miles, Balfour Primary School - 1.1 miles, Hertford Infant School - 1.4 miles, Hertford Junior School - 1.4 miles, Stanford Infant School - 1.7 miles, Downs Junior School - 1.7 miles, Stanford Junior School - 1.9 miles.

Secondary: Patcham High School - 0.1 miles, Dorothy Stringer School - 1.0 miles, Varndean School - 1.0 miles, Varndean College - 1.0 miles, Downs View Link College - 1.0 miles, Cardinal Newman Catholic School - 1.9 miles, BHASVIC College - 2.9 miles.

Train Stations

Preston Park Station - 1.3 miles

Brighton Mainline Station - 3.0 miles

Hove Station - 3.3 miles

Amenities

Ladies Mile Road Shopping Parade - 0.1 miles
Local Convenience Store (Carden Avenue, Patchdean) - 0.2 miles
Wilmington Parade Shopping - 0.4 miles
Patcham Village - 0.4 miles
Sainsbury's Local (Carden Avenue) - 0.7 miles
Carden Avenue Shopping Parade - 0.9 miles
M&S Simply Food Hall (Carden Avenue) - 1.2 miles
Asda Superstore (Hollingbury) - 1.5 miles
Fiveways Shopping Parade - 1.9 miles
Preston Circus/London Road Shopping - 2.4 miles
Seven Dials Shopping Parade - 2.8 miles
Brighton City Centre - 4.1 miles

Main Roads

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

welcome to Winfield Avenue, Brighton

- DETACHED HOUSE
- 4 BEDS & 2/3 RECEPTION ROOMS
- LARGE FRONT & REAR GARDENS
- DETACHED GARAGE
- POTENTIAL TO EXTEND (STPP)
- VERSATILE GROUND FLOOR ACCOMMODATION
- KITCHEN, STUDY AREA, UTILITY/SUN ROOM
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106449



Property Ref:
PRP106449 - 0003

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