



**Heston Avenue, Patcham, Brighton, BN1 8UP**



**welcome to**

**Heston Avenue, Patcham, Brighton**

This two-bedroom semi-detached bungalow with large westerly facing rear garden and garage is positioned in a sought after position on a tree-lined road in Patcham. NO ONWARD CHAIN.



Discover your dream home in this delightful two-bedroom semi-detached bungalow, nestled in the heart of the desirable Patcham community. As you approach this inviting property, you'll be greeted by a warm and welcoming exterior, hinting at the charm that lies within.

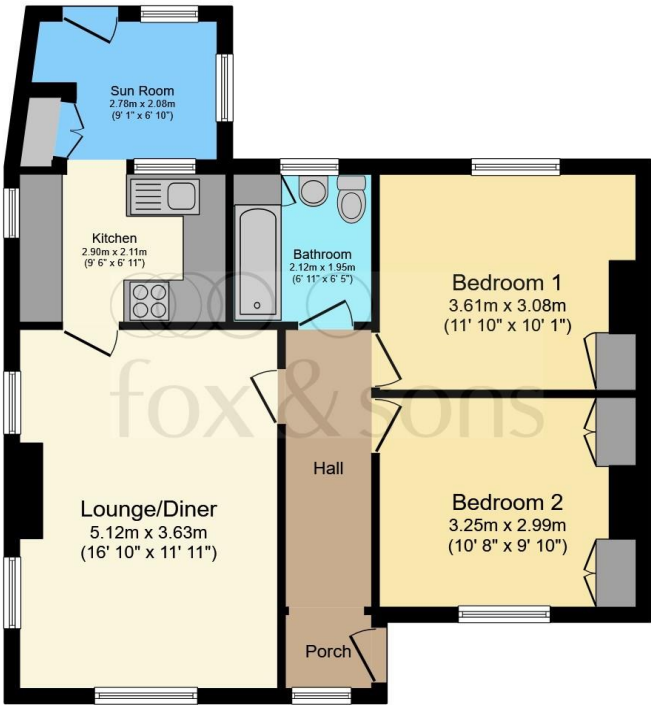
Step inside to find a spacious lounge diner that exudes comfort and style. Perfect for cozy evenings or entertaining friends and family, the natural light floods through large windows, creating a bright and airy atmosphere. Adjacent to the lounge, the separate kitchen offers functionality and convenience, making meal preparation a joyful experience.

But that's not all! This bungalow features a lovely sun room, where you can unwind with your morning coffee or enjoy a good book surrounded by greenery. With its large westerly facing garden, this outdoor oasis is perfect for summer barbecues, gardening enthusiasts, or simply soaking up the sun.

The property also boasts a garage, providing ample storage for your vehicles or hobbies. The two well-appointed bedrooms offer a peaceful sanctuary for rest, ensuring comfort for you and your loved ones.

Located in a sought-after position in Patcham, you'll benefit from a friendly neighbourhood atmosphere while having easy access to local amenities, parks, and schools. This is more than just a home; it's a lifestyle waiting for you to embrace.

Don't miss out on this incredible opportunity. Sold CHAIN FREE



Total floor area 64.9 sq.m. (699 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](http://www.focalagent.com)

## Location

Heston 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. The property itself is set in an enviable position along this tree lined road and is a short walk away from a large area of green space which is suitable for families to use to play on, known locally as Eastwick Bottom and also Mackie Park with a newly fitted playground.

Excellent transport links are an added benefit, with local bus services which run from three separate stops along Mackie Avenue, one directly at the bottom of Heston Avenue to Preston Park and Brighton city centre 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 Junior School - 0.3 miles, Patcham Infant School - 0.5 miles, Carden Nursery & Primary School - 0.5 miles, Westdene Primary School - 1.1 miles, Coldean Primary School - 1.2 miles, Balfour Primary School - 1.3 miles, Hertford Primary School - 1.5 miles, Downs Junior School - 1.9 miles, Downs Infant School - 2.0 miles, Stanford Infant School - 2.0 miles, Stanford Junior School - 2.2 miles.

**Secondary:** Patcham High School - 0.3 miles, Varndean School - 1.1 miles, Dorothy Stringer School - 1.2 miles, Varndean College - 1.5 miles, Downs View Link College - 1.5 miles, Cardinal Newman Catholic School - 2.2 miles, BHASVIC College - 3.4 miles.

### Train Stations

Preston Park Station - 1.6 miles  
London Road Station - 2.1 miles  
Brighton Mainline Station - 3.2 miles

### Amenities

Mackie Avenue Shopping Parade - 0.3 miles  
Ladies Mile Road Shopping Parade - 0.4 miles  
Wilmington Parade Shopping - 0.9 miles  
Sainsbury's Local (Carden Avenue) - 1.0 miles  
Patcham Village - 1.5 miles  
M&S Simply Food Hall (Carden Avenue) - 1.5 miles  
Asda Superstore (Hollingbury) - 1.8 miles  
Sainsbury's (Preston Road) - 2.3 miles  
Fiveways Shopping Parade - 2.4 miles  
Preston Circus/London Road Shopping - 2.8 miles  
Seven Dials Shopping Parade - 3.2 miles  
Waitrose Superstore (Nevill Road, Hove) - 3.4 miles  
Pavilion Retail Park (Lewes Road) - 3.4 miles  
Brighton City Centre - 4.1 miles

### Main Roads

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

**welcome to**

## **Heston Avenue, Patcham, Brighton**

- TWO BEDROOMS
- DUAL ASPECT LOUNGE
- WEST FACING GARDEN
- SEPARATE KITCHEN
- GARAGE
- SUN ROOM
- CHAIN FREE
- CLOSE TO LOCAL SHOPS & 'BUS SERVICES

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



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



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