



16 Bengairn Avenue, Patcham, Brighton, BN1 8RH

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Hallway * Bay Fronted Living Room * Dining Area * Kitchen * Utility Room * Conservatory * Shower Room *

FIRST FLOOR: Two Bedrooms *

OUTSIDE: Front Garden with established shrubs * Off Road Parking * Rear Garden with established shrubs and paved Patio area * Shared Driveway *

GARAGE

***GAS CENTRAL HEATING
& DOUBLE GLAZING***

This three bedroom semi-detached chalet bungalow does require some updating but does provide an opportunity to turn this property into a wonderful home. Arranged over two floors with an entrance porch, entrance hall, bay fronted living room, dining area with sliding patio doors opening onto a conservatory, kitchen, utility room and ground floor shower room. There is also a lovely rear garden with shared drive leading to large garage and off road parking at the front of the property.

CHAIN FREE



The property is situated close to Patcham Old Village, conveniently located with local shops including the post office, village bakery, Co-Op grocery store and newsagents a short walk away. Also within easy reach is the Asda supermarket, Marks and Spencer Food Hall and Matalan. There are regular bus services passing nearby providing easy access to the City centre and has excellent links to A23 and A27.

The Amex Community Stadium is approx. three miles distant and Hollingbury Golf Course and Withdean Stadium both being just over one mile distant. The beautiful Stanmer Park Nature reserve which is very popular with dog walkers being approx. one and a half miles distant.

Local Information

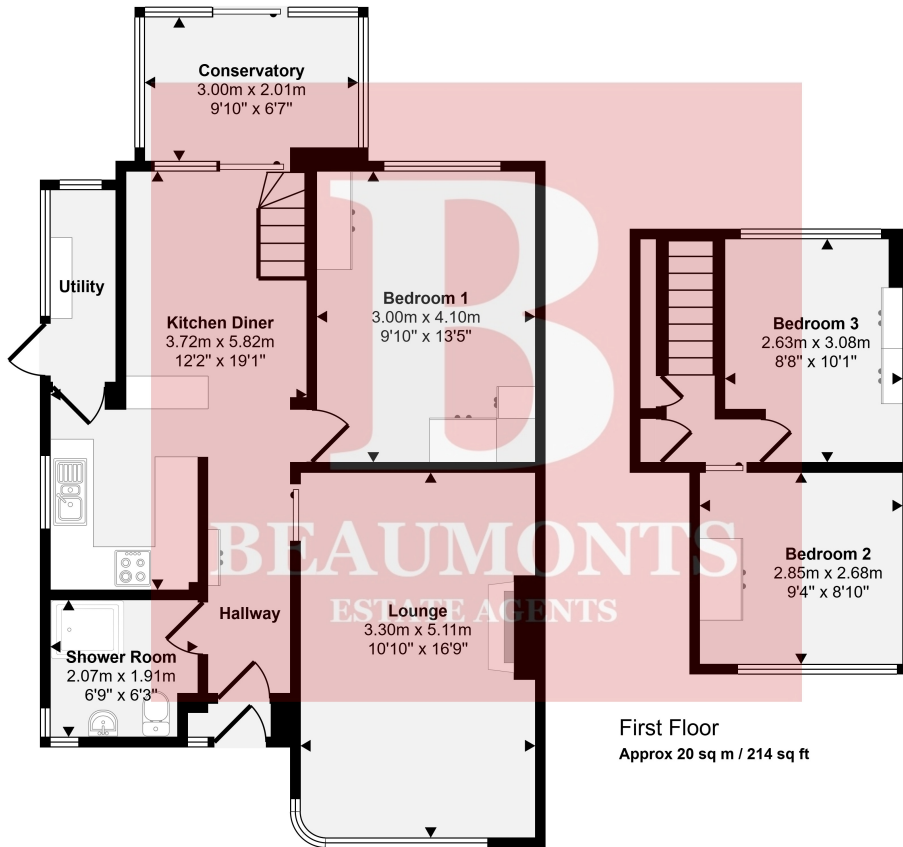
Carden Primary School	1.4 miles
Balfour Primary & Infants	1.7 miles
Dorothy Stringer High School	1.7 miles
Varndean College	1.8 miles
Varndean School	1.8 miles
Preston Park Station	2.0 miles
Brighton Station	3.0 miles
Brighton Seafront	3.3 miles

All distances approximate

Council Tax Band C



Approx Gross Internal Area
84 sq m / 909 sq ft



Ground Floor
Approx 65 sq m / 695 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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