

Spencer
& Leigh

8 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ

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Price £350,000 - Freehold

- Semi detached bungalow
- Two bedrooms
- Potential to extend, modernise and improve
- Shared driveway & garage
- Generous living room with far reaching views
- White fitted kitchen overlooking garden
- Southerly facing rear garden
- No ongoing chain
- Double glazing and gas central heating
- Exclusive to Spencer & Leigh, viewing recommended

Offering scope to modernise, extend and improve is this semi detached bungalow with a shared driveway, garage and southerly facing rear garden. The property has potential to extend within the loft space and on the rear, in line with neighbouring homes, subject to the necessary consents.

There is a living room at the front of the property with a feature bay window and far reaching views towards the South Downs and Chattri. The kitchen has white fitted units along with a built in oven and hob and overlooks the rear garden.

The two bedrooms occupy differing positions within the property, the smaller located at the front which benefits from the lovely view, whilst the larger room is located at the rear of the property enjoying the Southerly aspect and garden view. The bathroom is functional with a white fitted suite.

Outside there are front and rear gardens with a shared driveway leading to an oversized garage. Other points worthy of a mention include double glazing and gas fired central heating being installed.

Viewing is highly recommended by the owners exclusive agent Spencer & Leigh.



Woodbourne Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Pets at Home, Matalan and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance

Entrance Hallway

Living Room
13'4 x 10'2

Kitchen
8'7 x 7'9

Bedroom
13'5 x 10'2

Bedroom
8'7 x 7'7

Family Bathroom
5'6 x 5'6

OUTSIDE

Rear Garden

Garage
22'9 x 12'3

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, shared driveway and un-restricted on-street parking
Broadband: Standard 16 Mbps, Superfast 267 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Woodbourne Avenue



Approximate Gross Internal (Excluding Garage) Area = 46.76 sq m / 503.32 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.