46 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ

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Price £500,000 - Freehold

- Attractive semi detached home
- Three bedrooms
- G/f bathroom and F/f shower room
- Well presented throughout
- Modern fitted kitchen
- Landscaped rear garden with a southerly aspect
- Stunning far reaching views across Patcham and the South Downs
- Garage
- Popular location with good access to amenities and schools
- Viewing highly recommended

This attractive semi-detached home features a flexible layout, including a spacious lounge with glass doors that open to the rear garden and a contemporary fitted kitchen. The property offers three double bedrooms, with the principal suite located in a well-designed loft conversion that includes an en-suite shower room and ample storage. A fully tiled bathroom is conveniently situated on the ground floor.

The generous rear garden is beautifully landscaped, featuring a large, well-established lawn, mature flowerbeds, two spacious terraces, and a charming pond.

Located in the sought-after Patcham area of Brighton, the house allows for easy access to both Brighton and Preston Park mainline stations.

Uniquely, this property has the added benefit of a garage at the front, providing additional storage or parking space.

Nearby, Patcham Village, Preston Drove, and London Road provide a wide variety of shops, bars, and restaurants, while more amenities can be found on Carden Avenue itself.

With plenty of nearby green open spaces, including Withdean Park and Preston Park, the South Downs are also within easy reach.

Local schools include Patcham Infant, Junior and High Schools, as well as Dorothy Stringer School and Varndean College.

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

Sitting Room
13'3 x 10'10

Kitchen
11'2 x 7'3

G/f Bedroom
11'1 x 8'11

G/f Bedroom
15'7 x 10'10

G/f Family Bathroom

Stairs rising to First Floor

Bedroom
13'4 x 13'3

En-suite Shower Room/WC

OUTSIDE

Rear Garden

Garage
13'11 x 8'7

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage and un-restricted on-street parking
Broadband: Standard 6 Mbps, Superfast 178 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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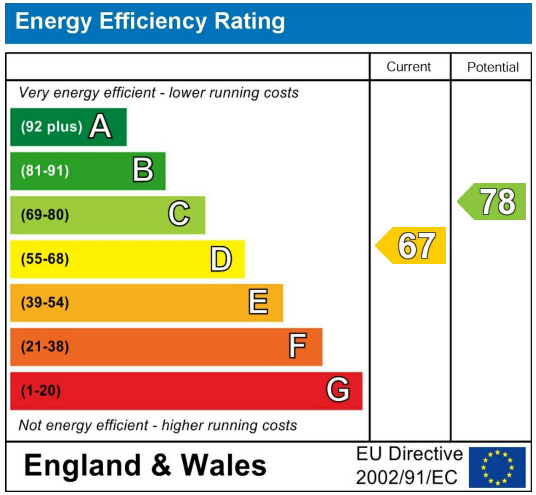
Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Woodbourne Avenue

Garage
Approximate Floor Area
119.91 sq ft
(11.14 sq m)

Ground Floor
Approximate Floor Area
637.22 sq ft
(59.20 sq m)

First Floor
Approximate Floor Area
312.79 sq ft
(29.06 sq m)

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Approximate Gross Internal Area = 99.40 sq m / 1069.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.