Spencer & Leigh




33 Patchdean, Patcham, Brighton, East Sussex,

# 33 Patchdean, Patcham, Brighton, East Sussex, BN1 8LZ

## Guide Price £350,000 - £375,000 Freehold

- Spacious family home
- Three good size bedrooms
- 17' Living room with additional study area
- 14' Kitchen/breakfast room with ample space for dining table & chairs
- First floor bathroom and ground floor cloakroom/WC
- Bathroom benefits from a bath and separate shower
- No onward chain
- West facing patio garden
- Easy access to road networks and nearby Patcham Village
- Internal inspection highly recommended

**Guide Price: £350,000 - £375,000**

This spacious family home offers a fantastic opportunity for those seeking comfort and convenience in a prime location. Upon entering, you will be greeted by a generous lounge that provides a warm and inviting atmosphere, perfect for relaxing after a long day. Adjoining the lounge is a small study area, making it an ideal space for those who work from home or require a quiet corner for reading or studying. Both the lounge and study overlook the west-facing patio garden, allowing for an abundance of natural light to fill the space throughout the day.

The property features three well-proportioned double bedrooms, each providing ample space for furniture and personal touches. Whether you envision a cosy retreat or a vibrant children's room, these bedrooms can easily accommodate your needs. The fitted kitchen is equally impressive, offering plenty of room for a dining table where family and friends can gather for meals and memorable conversations.

Additional highlights of this home include gas-fired central heating, ensuring year-round comfort, and double-glazed windows, which enhance energy efficiency and reduce external noise.

The location is a major advantage, with local shops, vibrant cafes, and popular schools just a short walk away. For those who commute, there are excellent transport links to both Brighton and London, making it a great choice for professionals and families alike.

This property is available with no onward chain, allowing for a smoother and quicker transition into your new home. Don't miss out on the opportunity to view this delightful family residence!



In a much sought after area situated close to Patcham Old Village with OFSTED 'Outstanding' & 'Good' rated schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home and Asda Superstore.







Entrance

Entrance Hallway

Living Room
17'4 x 11'3

Kitchen/Breakfast Room
14'9 x 11'5

G/f Cloakroom/WC
5'9 x 2'7

Stairs rising to First Floor

Bedroom
13'6 x 11'2

Bedroom
13'1 x 11'2

Bedroom
9'9 x 8'8

Family Bath/Shower Room
8'8 x 5'8

OUTSIDE

Rear Garden
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 10 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Property Information
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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.

t: 01273 565566

w: www.spencerandleigh.co.uk

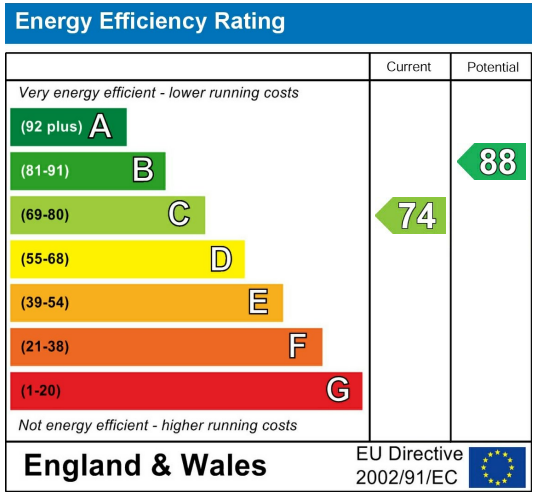









Council:- BHCC
Council Tax Band:- C

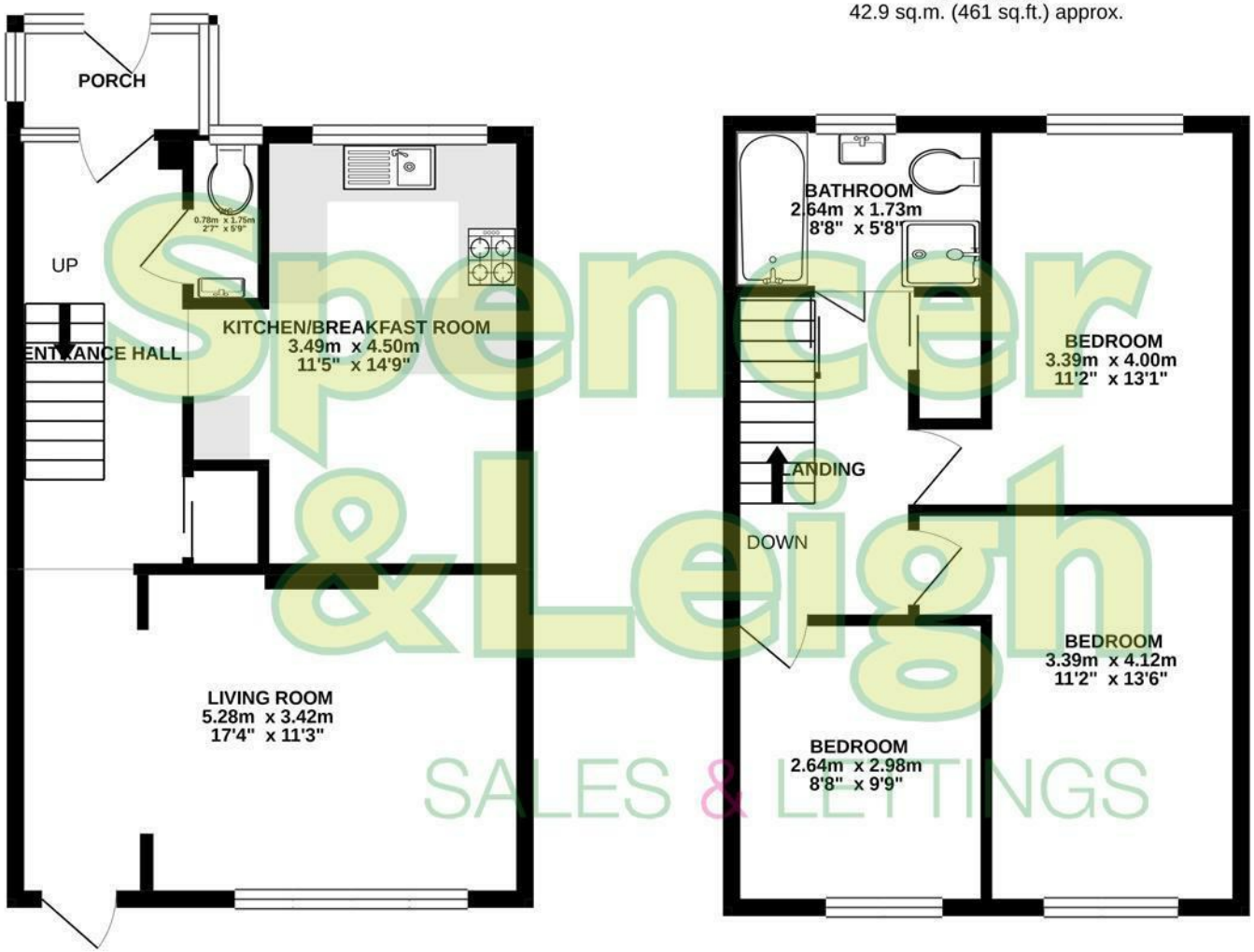



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

GROUND FLOOR
43.7 sq.m. (470 sq.ft.) approx.

1ST FLOOR
42.9 sq.m. (461 sq.ft.) approx.




Spencer & Leigh SALES & LETTINGS

TOTAL FLOOR AREA : 86.6 sq.m. (932 sq.ft.) approx.

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108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk