

PHILLIPS & STILL



## Sanyhils Avenue, Patcham, BN1 8UN

- A Spectacular Renovated, Extended & Refurbished Semi Detached 1930s House
- Presented For Sale In Stunning Order Throughout
- Four Bedrooms, Three Exquisite Doubles + One Single
- Sitting Room & 24ft Extended Kitchen / Dining / Family Room With Vaulted Ceiling

## Asking Price of £725,000

- 18ft Master Bedroom With Refitted En Suite Shower Room
- Idyllic Vast Landscaped Private Rear Garden
- Garden Room With Office / Studio Room & Store
- Sought After Patcham Village Location



Phillips & Still are extremely proud to present this spectacular extended and refurbished 1930s semi detached house for sale. No expense has been spared in the external and internal renovation of this stunning home with immaculate attention to detail and impeccably high specifications of décor, appliances and fittings throughout. Testament to this is that the house was published in a lifestyle magazine to showcase the amazing transformation it has undergone!

Arranged over three floors, the spacious and versatile living accommodation is very much open to interpretation to suit your needs and lifestyle. You will be charmed from the moment you step inside by the luxurious & stylish presentation, amazing amount of cleverly built-in storage and the ultra modern meets cosy family home feel.

Superbly positioned in Patcham Village, the house is conveniently located for families with children of all ages as Patcham Infant, Junior high schools all within a short walk as well as Dorothy Stringer and Varndean College - some of the best local schools. Withdean Park and Preston Park are also nearby for leisure activities and Brighton City centre is just a short, easy bus ride away. Patcham Village, Preston Drove and London Road offer a large variety of shops, bars supermarkets, cafes and restaurants while closer to home there are more amenities on Carden Avenue itself.

So onto the house itself...

You are welcomed into a wide entrance hall that takes you through to a bay fronted sitting room overlooking the front. With wooden herringbone floors and underfloor heating, this room is separate but also open to the magnificent extended open plan kitchen / dining / family room. You will be truly wowed by this room, the heart and main hub of the house, with its expose brick chimney breast and wood burning stove; an extensive bespoke kitchen with range cooker, Butler-style sink, marble worktops and central island; hidden ground floor cloakroom and beautiful vaulted ceiling with huge Velux windows that flood the ground floor with natural light. You also have access to the rear garden from here as well as side access from the front of the house.

To the first floor are two generous double bedrooms and a third single bedroom ideal as a home office / study and if both of you work from home, no need to worry as you have a second home office in the garden. The refitted family bathroom on this floor is also gorgeous.

The current owners converted the loft as well as extending the ground floor creating an impressive master bedroom suite. Totally in keeping with the sublime tone of the rest of the house, this bedroom is 18ft with an incredible amount of built-in wardrobes and in-eaves storage as well as an en suite shower room.

And if you thought this house was outstanding on the inside, wait until you venture out into the rear garden. It is the dream family garden, it is enormous and far reaching with a large lawn, built-in sheltered seating area, decked sun corner and a pretty tiled terrace immediately outside the kitchen / dining / family room. It is fully enclosed so ideal for children and pets to play out it and of course an unbelievable setting for garden parties with friends and family. The current owners put in an outbuilding / garden room consisting of a spacious, double glazed office / studio with power & heating and a separate garden store.

Finally to the front of the house is hardstanding off road parking and an EV charging point. This house will not be on the market for long and viewings are highly recommended to fully appreciate just what a formidable job the current owners have done here!





# Accommodation

## GROUND FLOOR

ENTRANCE PORCH  
ENTRANCE HALL

BAY FRONTED SITTING ROOM  
14' 9" x 11' 6" (4.5m x 3.51m)

OPEN PLAN KITCHEN / DINING / FAMILY ROOM  
23' 11" x 17' 0" (7.29m x 5.18m)

CLOAKROOM  
With W.C.

## FIRST FLOOR

LANDING

REFITTED BATHROOM

BEDROOM THREE  
11' 11" x 11' 3" (3.63m x 3.43m)

BEDROOM TWO  
14' 3" x 11' 4" (4.34m x 3.45m)

BEDROOM FOUR / OFFICE  
7' 8" x 6' 4" (2.34m x 1.93m)

## SECOND FLOOR

BEDROOM ONE  
18' 1" x 12' 5" (5.51m x 3.78m)

## OUTSIDE

HARDSTANDING DRIVEWAY TO FRONT  
Providing off road parking with EV charging point

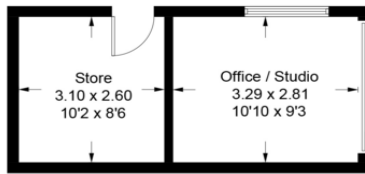
SPECTACULAR REAR GARDEN  
In excess of 100ft with a large lawned area, built-in wooden seating area, outdoor power points, decked sun corner and tiled terrace

GARDEN ROOM OFFICE / STUDIO  
10' 10" x 9' 3" (3.3m x 2.82m)

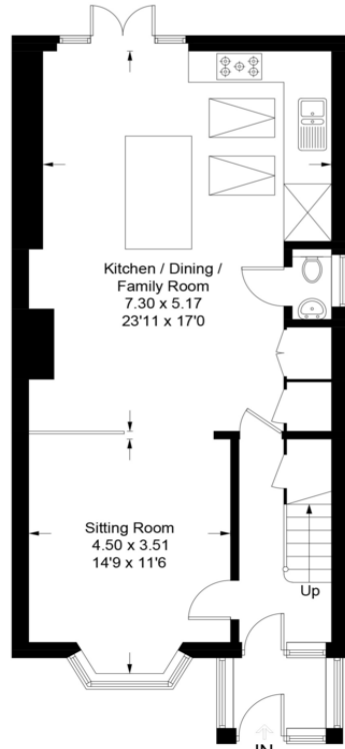
GARDEN STORE ROOM  
10' 2" x 8' 6" (3.1m x 2.59m)

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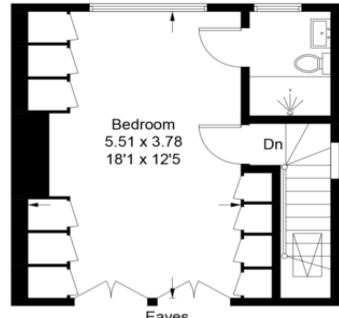
Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft  
 Outbuilding = 16.9 sq m / 182 sq ft  
 Total = 152.8 sq m / 1645 sq ft



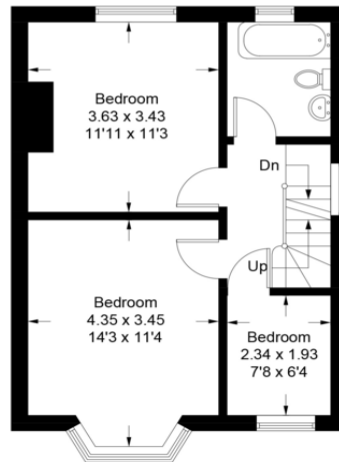
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
 Brighton  
 East Sussex  
 BN1 2AB

www.phillipsandstill.co.uk  
 01273 771111  
 westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
 Sat-Sun: 9am - 5pm

