

# 1 Solway Avenue

Brighton, BN1 8UJ

**Guide price £480,000**

Detached chalet style home positioned on a generous plot in a popular residential area of North Brighton. The property offers excellent scope for improvement and extension subject to the usual consents, making it an ideal opportunity for buyers looking to modernise and create a home to their own specification.

The ground floor features a spacious living room with doors opening to the rear garden, a separate dining room and a well proportioned kitchen. There is also a double bedroom on the ground floor which provides useful flexibility for guests or multi generational living. The first floor offers two further bedrooms and a shower room.

The rear garden is mature and private with established planting, lawned areas and a useful large timber outbuilding. To the front, the property benefits from a private driveway providing parking for several vehicles.

This home represents a strong opportunity to add value in a well connected and family friendly part of the city.

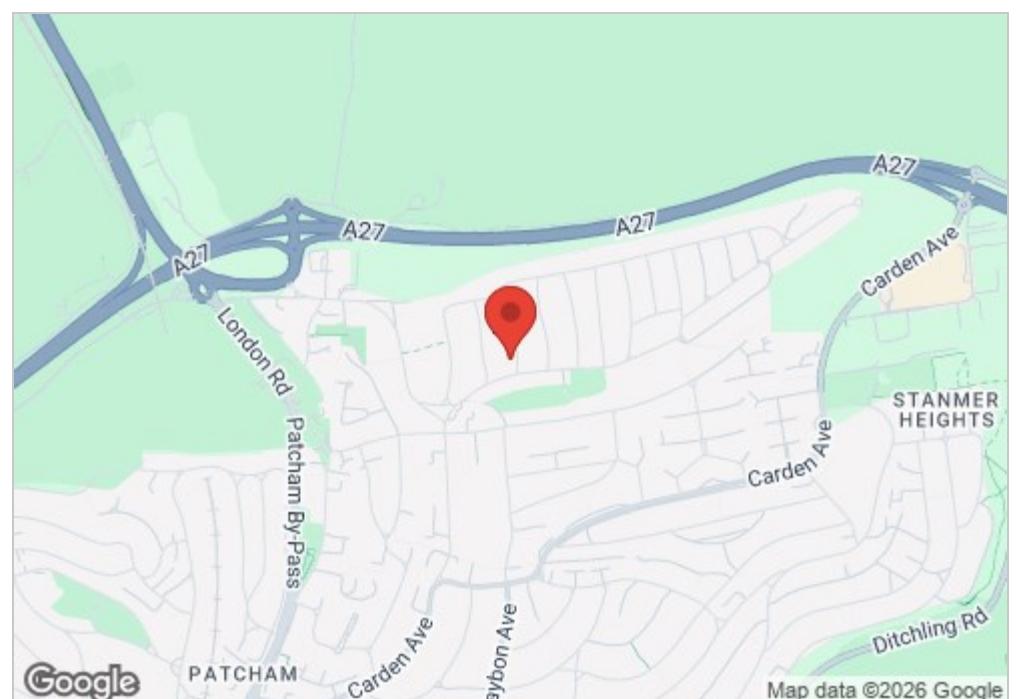
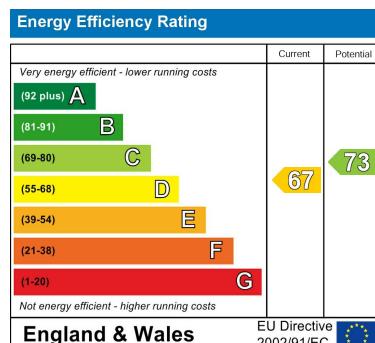
Solway Avenue sits within a quiet residential pocket of Patcham, a sought after area known for its convenience, good schooling and access to open green spaces. Local amenities can be found nearby at Patcham Village including cafés, shops, a bakery, convenience stores and regular bus routes into Brighton and Hove.

Patcham High School and a selection of primary schools are within easy reach, making the area very popular with families. The South Downs are close by offering miles of walking and cycling routes.

The location is excellent for commuters with quick access to the A23 and A27, and Preston Park Station is a short drive away providing direct services to London. Brighton city centre, the seafront and the shopping amenities of Churchill Square are also easily accessible.

1 Solway Avenue offers potential and position in equal measure, presenting a rare opportunity to secure a detached home with clear scope to modernise in a well established and popular area.

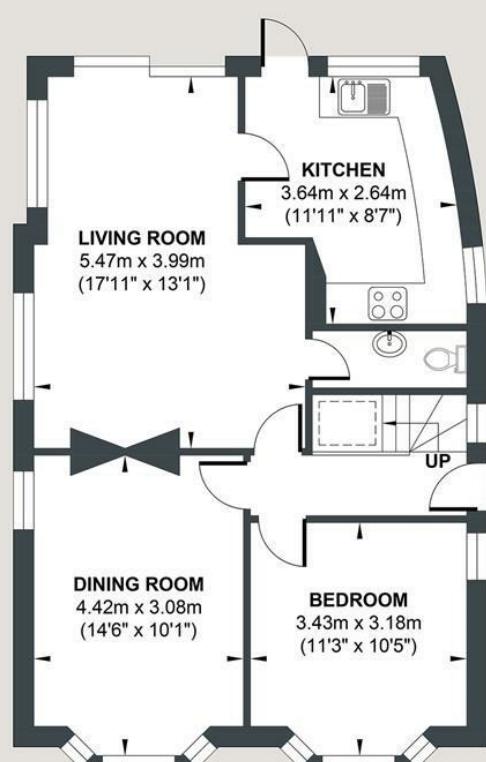
- Detached chalet style home on a generous plot
- Spacious living room with direct access to the rear garden
- Ground floor double bedroom ideal for guests or multi generational living
- Mature and private rear garden with established planting and large timber outbuilding
- Popular Patcham location close to schools, local shops, bus links and major road routes
- In need of full modernisation throughout offering strong scope to add value
- Separate dining room providing flexible reception space
- Two further bedrooms and shower room on the first floor
- Private driveway providing multiple parking spaces
- Gas Fired Central Heating



## SOLWAY AVENUE

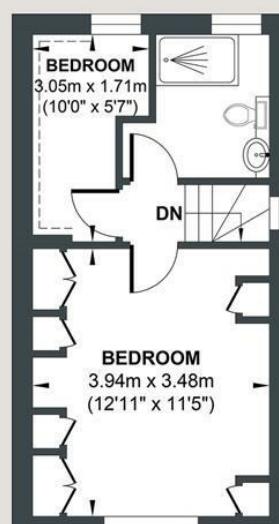
Approx. Gross Internal Floor Area = 85.71 sq m / 922.56 sq ft

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



GROUND FLOOR

Approximate Floor Area  
657.02 sq ft  
(61.04 sq m)



FIRST FLOOR

Approximate Floor Area  
265.54 sq ft  
(24.67 sq m)

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All measurements are approximate



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