

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk



Thornhill Avenue, Brighton, BN1 8RG By Auction £285,000 Freehold

For Sale by Auction on the 24th of June 2026

Auction Guide £285,000+

PLEASE NOTE WE WILL NOT BE ACCEPTING PRE AUCTION OFFERS ON THIS PROPERTY

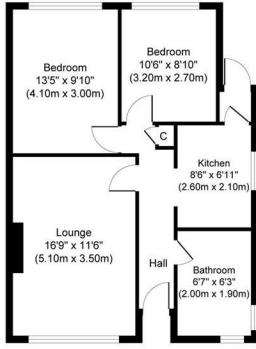
An outstanding opportunity to acquire this vacant two-bedroom semi-detached bungalow, offering significant potential for full modernisation and improvement.

The accommodation currently comprises of two well-proportioned bedrooms, a separate lounge, a kitchen, and a family bathroom. The property benefits from double-glazed windows and a generous, attractive rear garden.

Offered with immediate vacant possession and no onward chain, this home presents an ideal project for buyers looking to create a bespoke living space. Subject to the necessary planning consents, there is scope to extend the property by adding an additional floor, as well as the potential to create a private driveway.

Situated in the desirable area of Patcham, the property enjoys a pleasant outlook over a large green space while remaining conveniently close to local shops, schools, and amenities. The location offers excellent connectivity alongside a peaceful, semi-secluded setting.





Approximate Floor Area
645 sq. ft
(59.96 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2026 | www.houseviz.com

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

www.psandb.co.uk