

**Spencer  
& Leigh**



**7 Eastwick Close, Patcham, Brighton, BN1 8SF**

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Offers Over £475,000 - Freehold

- Secluded residential location
- Detached bungalow
- Three bedrooms
- 18' Living/dining room with patio doors leading to the front garden
- 10' Modern fitted kitchen
- White fitted bathroom suite with low maintenance wall panels
- Decked rear garden with mature borders
- Private driveway
- Fresh colour palette throughout
- Internal inspection highly recommended

Positioned in a quiet cul-de-sac between Mackie Avenue and Braeside Avenue, this charming DETACHED bungalow offers a unique blend of character and comfort. One of the standout features is the spacious lounge, measuring 18' x 15', which boasts patio doors that open up to the front, allowing plenty of natural light to fill the room. The main bedroom also includes patio doors, providing a view of and access to the pretty rear garden.

Inside, the property is beautifully presented with a neutral colour palette throughout. The accommodation includes a welcoming lounge, a modern fitted kitchen, three bedrooms, and a contemporary bathroom featuring a white suite.

At the back, you'll find a decked garden, perfect for outdoor relaxation. The property also offers hard-standing space for a car at the front. Internal inspection is highly recommended to appreciate this wonderful home!



Eastwick Close is a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Dunelm, 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/Dining Room  
 18'5 x 15'9  
 Kitchen  
 10'2 x 9'10  
 Bedroom  
 13'2 x 11'6  
 Bedroom  
 9'10 x 8'6  
 Bedroom  
 7'11 x 6'3

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on street parking

Broadband: Standard 4 Mbps, Superfast 52 Mbps & Ultrafast

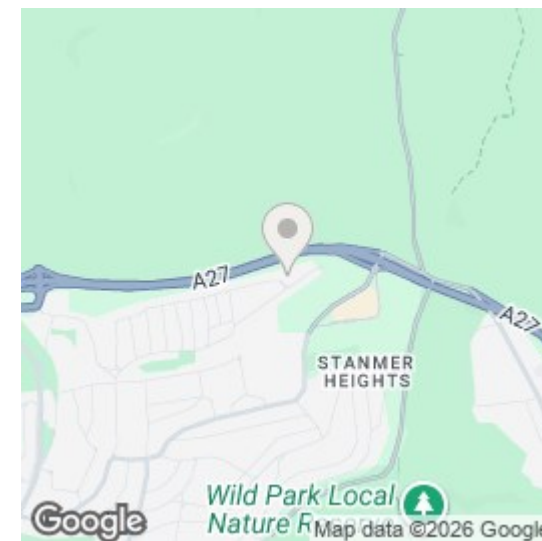
1000 Mbps available (OFCOM checker)

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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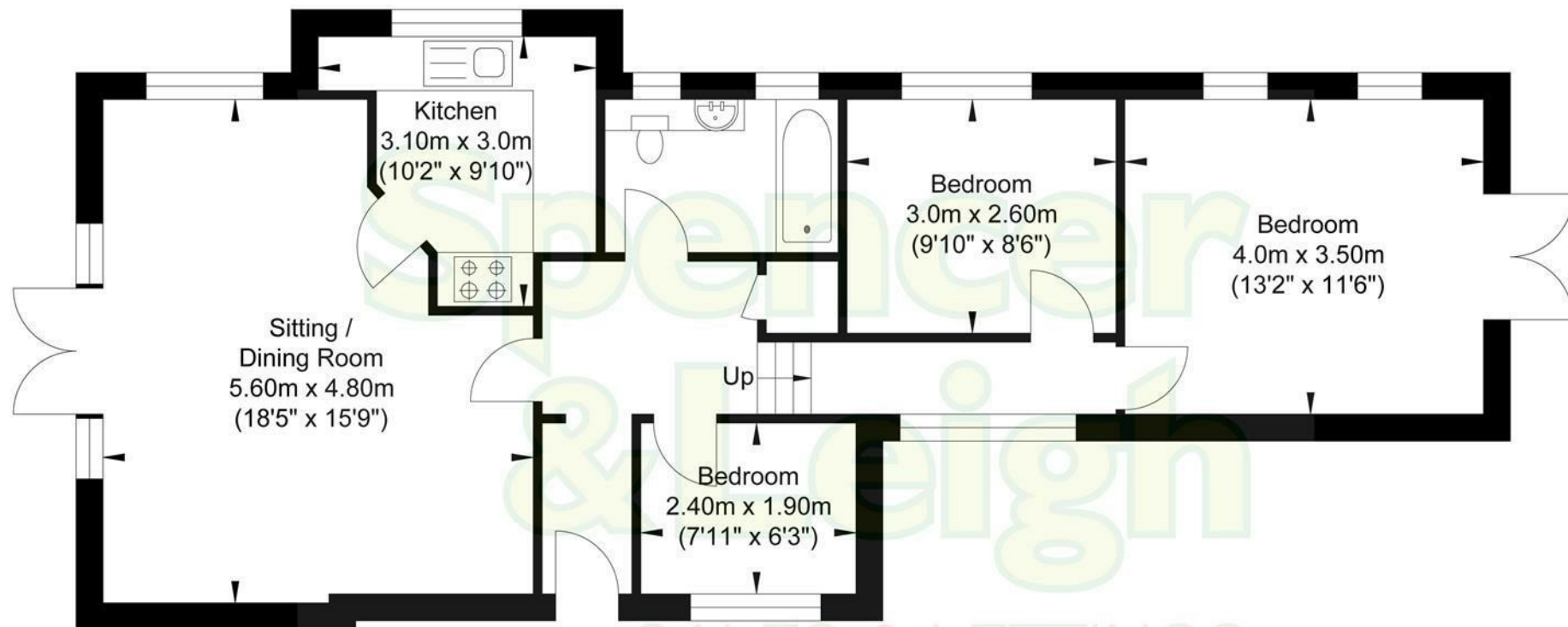
Council:- BHCC  
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Eastwick Close



Ground Floor  
Approximate Floor Area  
768.54 sq ft  
(71.40 sq m)



Approximate Gross Internal Area = 71.40 sq m / 768.54 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.