
Spencer
&Leigh
31 Braybon Avenue, Patcham, Brighton, BN1 8HH

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Guide Price £685,000 - £725,000 Freehold

- Attractive semi detached family home
- Extended ground living space
- Feature lounge with bay window & fireplace
- Spacious kitchen/dining/living space views
- Raised terrace and patio entertaining space
- Ground floor cloakroom, cellar room & storage space
- Three first floor double bedrooms
- Modern family bathroom with white suite
- Large lawned rear garden with Downland views
- Private driveway with ample vehicle parking

GUIDE PRICE £685,000 - £725,000

This attractive semi detached family home is presented for sale in superb condition and benefits from extended ground floor living, which creates an exceptional kitchen/dining/living space perfect for families and entertaining.

The property features a private driveway with off street parking for several vehicles, ideal for families with more than one car or with a caravan or motorhome. This lovely home features a generous living room with delightful bay window and built in fireplace creating a perfect snug for adults and children.

The extended kitchen is the hub of the home with plenty of room for dining with table and chairs space in addition to sofa's. This space is bathed in light with far reaching views and full width patio doors to enhance the view. The kitchen is equipped with modern fitted units and built in cooking appliances perfect for chef's whisking up culinary delights.

For ease there is a ground floor cloakroom and beneath the rear extension a cellar room ideal for a variety of uses with additional under-house storage.

On the first floor the property benefits from three good size double bedrooms along with a modern family bathroom/WC. There is also potential to convert loft space, subject to consents, in line with neighbouring homes.

Outside a raised terrace flows from the rear extension with a delightful space to sit with steps down to a large patio perfect to host gatherings. The lawned rear garden has mature trees with space to grow vegetables or to create a studio/office should it be desired.

Viewing is highly recommended to appreciate this quality home which is exclusive to Spencer & Leigh.



Braybon Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, 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

Living Room
13'9 x 13'2

Kitchen/Dining Room
22' x 19'8

G/f Cloakroom/WC
5'3 x 2'8

Stairs rising to First Floor

Bedroom
13'9 x 11'2

Bedroom
12'2 x 10'10

Bedroom
10'2 x 7'11

Family Bath/Shower Room
8'6 x 7'3

OUTSIDE

Rear Garden

Cellar
19'4 x 8'2

Storage
15'9 x 9'6

Storage
14'5 x 9'10

Property Information
Council Tax Band E: £3,152.65 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway & un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 56 Mbps & Ultrafast 1800 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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w: www.spencerandleigh.co.uk

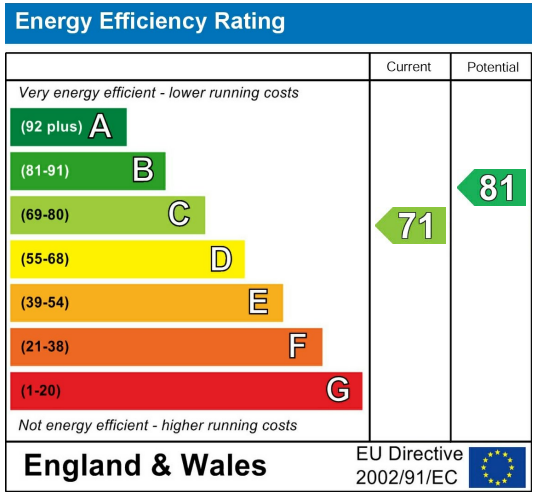








Council:- BHCC
Council Tax Band:- E



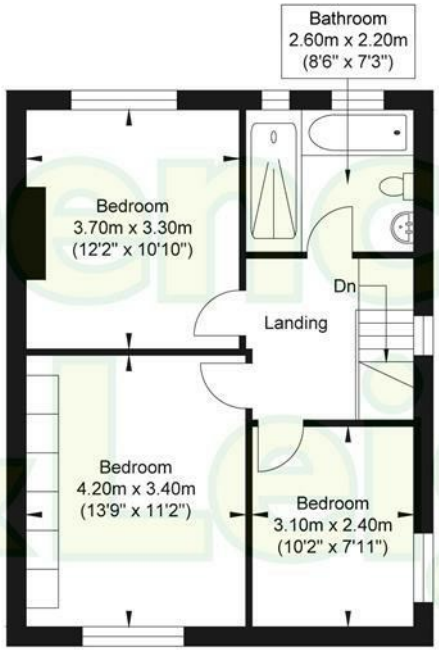
The Property Ombudsman SALES

The Property Ombudsman LETTINGS

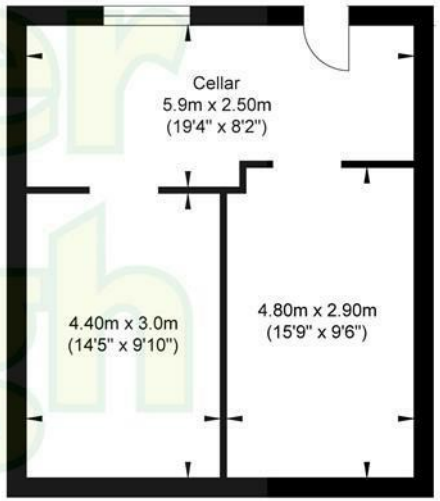
Braybon Avenue



Ground Floor
Approximate Floor Area
660.36 sq ft
(61.35 sq m)



First Floor
Approximate Floor Area
516.66 sq ft
(48.0 sq m)



Cellar
Approximate Floor Area
452.08 sq ft
(42.0 sq m)



Approximate Gross Internal Area (Excluding Cellar) = 109.35 sq m / 1177.02 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Spencer & Leigh SALES & LETTINGS

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