

**Spencer
& Leigh**



18 Highview Avenue South, Patcham, Brighton, BN1 8WQ

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Guide Price £625,000 - Freehold

- Attractive semi detached family home
- Four bedrooms with the main bedroom having a 'Juliet' balcony, walk in wardrobe and en-suite
- Large family bathroom, g/f cloakroom/WC and an en suite to the main bedroom
- Popular Village location
- Well presented throughout
- Favoured east-to west aspect
- Stunning views at the rear
- Private hardstanding and a shared driveway leading to the Garage
- Viewing highly recommended
- Vendor suited

GUIDE PRICE £625,000 to £650,000

This attractive semi-detached home is positioned in one of Patcham's favoured roads, neighbouring the village itself. The good-sized accommodation features a spacious entrance hall that really invites you into the home and then leads you to the principal ground-floor rooms. The large lounge/dining room has a bright east-to-west aspect and measures over 30' whilst overlooking the pretty rear garden. Additionally, on the ground floor you will find the good size kitchen and a cloakroom. The modern fitted kitchen has the additional benefit of under floor heating. In our opinion, there is potential to extend this home further on the ground floor, similar to others in the road, subject to the necessary consents. On the first floor are three good-sized bedrooms and the spacious family bathroom. Stairs rise from the first-floor landing to the impressive main bedroom suite that benefits from an en suite shower room. WE LOVE the far-reaching views at the rear that are enjoyed from the long westerly facing rear garden. Conveniently, parking is provided by a private hard-standing to the front and a shared driveway leading to a garage. An additional benefit is the fact that our vendor has already found his next home. Viewing is highly recommended by the Vendors preferred local agent, Spencer & Leigh.



Highview Avenue South is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the City and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Matalan, Pets at Home and Asda Superstore.



Entrance
 Entrance Hallway
 Sitting/Dining Room
 27'2 x 10'11
 Kitchen
 11' x 10'10
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 15'4 x 10'11
 Bedroom
 14'3 x 11'2
 Bedroom
 8'1 x 7'10
 Storage

Family Bath/Shower Room
 Stairs rising to Second Floor

Bedroom
 17'9 x 11'3

Shower Room/WC

OUTSIDE

Rear Garden

Garage
 14'2 x 8'3

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Garage, Shared Driveway, Hardstanding and un-restricted on street parking

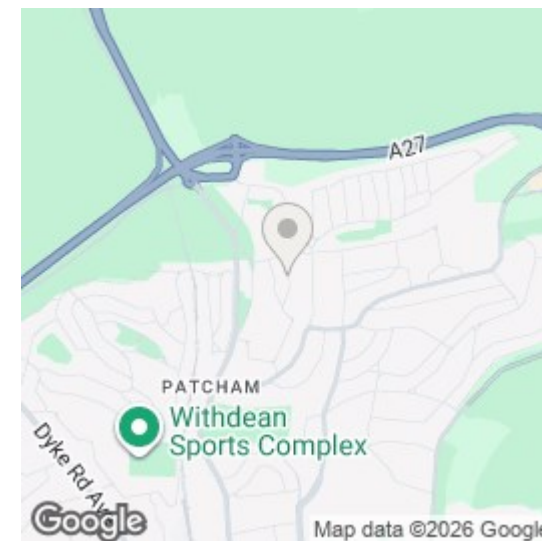
Broadband: Standard 8 Mbps, Superfast 233 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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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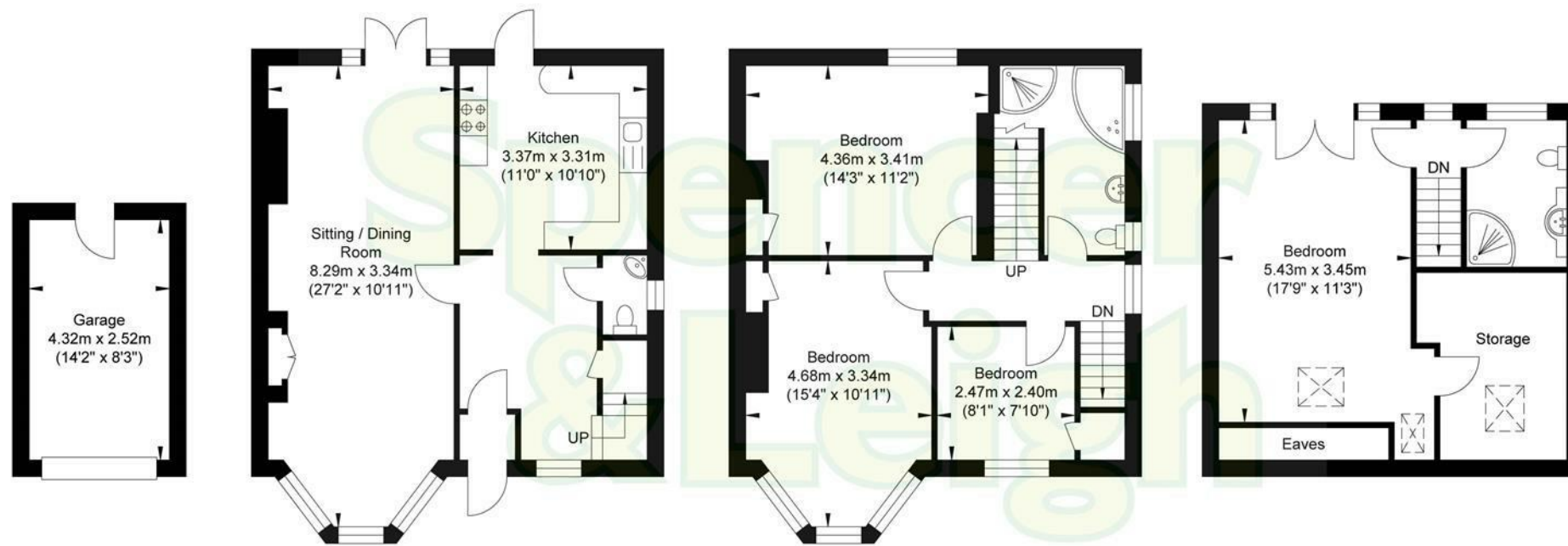
Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



High View South



Garage
Approximate Floor Area
117.21 sq ft
(10.89 sq m)

Ground Floor
Approximate Floor Area
541.85 sq ft
(50.34 sq m)

First Floor
Approximate Floor Area
541.85 sq ft
(50.34 sq m)

Second Floor
Approximate Floor Area
384.70 sq ft
(35.74 sq m)



Approximate Gross Internal Area (Excluding Garage) = 136.42 sq m / 1468.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.