



Portfield Avenue, Brighton, BN1 8TG

welcome to

Portfield Avenue, Brighton

Stylish three-bedroom semi in sought-after Patcham, offering bright, family-friendly living, a luxury bathroom, off-road parking and a sunny west-facing garden. Moments from excellent schools, parks and shops, with easy access to the A23/A27 and Brighton beyond.



Set on a popular residential road in sought-after Patcham, this delightful three-bedroom semi-detached home offers generous living space, a sunny garden and an excellent location for families looking to put down roots.

From the moment you step inside, the property has a warm and welcoming feel. The separate lounge provides the perfect place to relax at the end of the day, whether it's family movie nights or entertaining friends. The practical layout is well suited to modern family life, with a luxury ground floor family bathroom adding extra convenience. Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for growing families, guests or those needing a dedicated home office.

Outside, the west-facing rear garden is a real highlight, enjoying plenty of afternoon and evening sunshine. It's an ideal space for children to play, summer barbecues and relaxing outdoors with family and friends. To the front, the property benefits from off-road parking.

The location is particularly appealing, with a number of highly regarded local schools nearby, along with parks, shops and everyday amenities. For commuters, there is excellent access to both the A23 and A27, making travel into Brighton, Gatwick and beyond both quick and convenient. Marks and Spencers, Sainsbury's and ASDA all a short walk away
A wonderful family home in a fantastic location, offering the perfect balance of space, comfort and connectivity.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 73.8 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Three-bedroom semi-detached family home
- Bright and welcoming separate lounge
- Ground floor family bathroom
- West-facing rear garden
- Off-road parking
- Popular Patcham location
- Easy access to local parks, amenities & highly regarded local schools
- Excellent road links via the A23 and A27

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PRP107016 - 0002

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