

**Spencer
& Leigh**



15 Sunnydale Close, Patcham, Brighton, BN1 8NS

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Guide Price £500,000 - £550,000 Freehold

- Extended detached bungalow
- 2/3 bedrooms available depending on use
- Large open plan living/dining/kitchen
- Double Bi folding doors to rear garden
- Stylish fitted kitchen with built in appliances
- White modern shower room with twin basins
- Private driveway, vehicle parking and garage
- Easy to manage landscaped rear garden
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £500,000 - £550,000

Tucked away in a quiet close is this delightful detached bungalow that offers a perfect blend of modern living and comfort. With two/three well-proportioned bedrooms, this property is ideal for families, couples, or those seeking a peaceful retreat.

As you step inside, you are greeted by a stylish open-plan living, dining, and kitchen area, which is bathed in natural light thanks to the impressive double bi-fold doors. This seamless connection to the outdoors creates an inviting space for entertaining or simply enjoying a quiet evening at home. The modern white fitted kitchen comes complete with essential appliances, making it a joy for any home cook.

The bungalow features a contemporary shower room equipped with twin basins, providing both convenience and a touch of luxury. The landscaped rear garden has been designed for ease of maintenance, allowing you to spend more time enjoying your surroundings rather than tending to them.

Additional benefits include a private driveway, ample parking, and a garage, ensuring that you have all the space you need for vehicles and storage. With no ongoing chain, this property is ready for you to move in and make it your own.

Exclusively available through Spencer and Leigh, we highly recommend scheduling a viewing to fully appreciate the charm of this lovely bungalow. Whether you are looking for a serene home or a smart investment, this property is not to be missed.



Sunnydale Close is situated in a quiet and desirable area of Patcham with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants nearby.



Entrance
 Entrance Hallway
 Kitchen/Living/Dining Room
 27'10 x 10'9
 Living Room/Bedroom
 17' x 11'9
 Bedroom
 12'9 x 11'9
 Bedroom
 11'9 x 11'5

Family Shower Room/WC

OUTSIDE

Rear Garden

Private Driveway

Garage
 22'11 x 8'10

Property Information

Council Tax Band C: £2,292.84 2026/2027

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

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

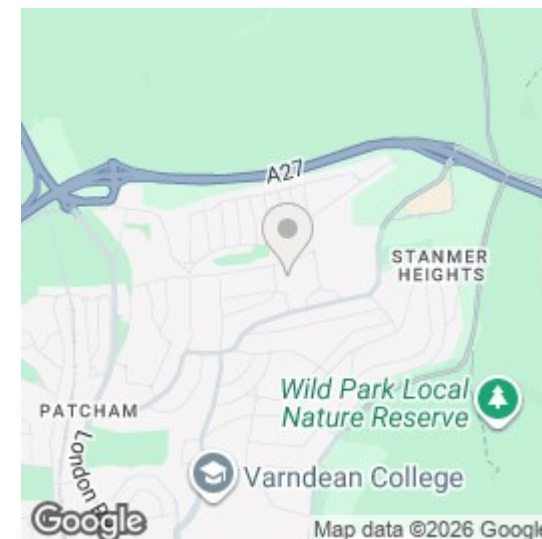
Broadband: Standard 7 Mbps, Superfast 109 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)

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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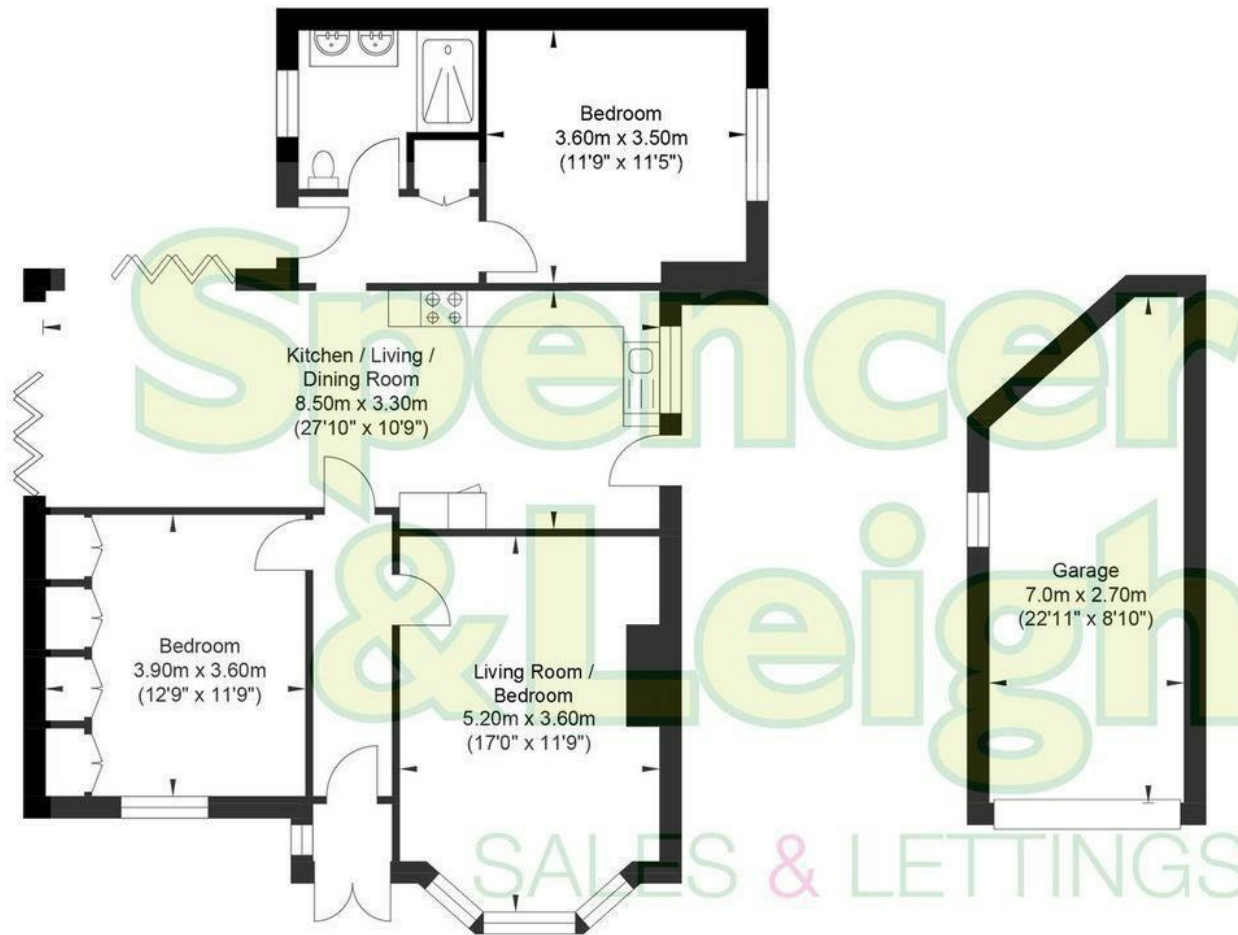
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

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Sunnydale Close



Ground Floor
Approximate Floor Area
449.50 sq ft
(86.97 sq m)

Garage
Approximate Floor Area
182.98 sq ft
(17.0 sq m)

Approximate Gross Internal Area (Excluding Garage) = 86.97 sq m / 936.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.