



**Kenmure Avenue, Brighton, BN1 8SH**  
Asking Price £375,000

## Kenmure Avenue, Brighton, BN1 8SH

A delightful two-bedroom semi-detached bungalow in the popular Patcham location of Brighton. Offering 820 sq ft, off-road parking, and approved plans for extension, it presents an exciting opportunity for customisation and improvement.

Located in the desirable location of Patcham, this charming two-bedroom semi-detached bungalow offers an exceptional opportunity for those seeking a home with significant potential for personalisation and expansion. Boasting a generous 820 square feet of living space, this property is perfectly positioned to enjoy the best of Brighton & Hove living, with convenient access to local amenities, green spaces, and excellent transport links into and out of the city.

Upon entering, you are greeted by a welcoming living room, providing a comfortable space for relaxation and entertaining. The property features a well-appointed kitchen, ready for your culinary endeavours, alongside two comfortable bedrooms, offering peaceful retreats. A shower room completes the internal layout, ensuring convenience for residents.

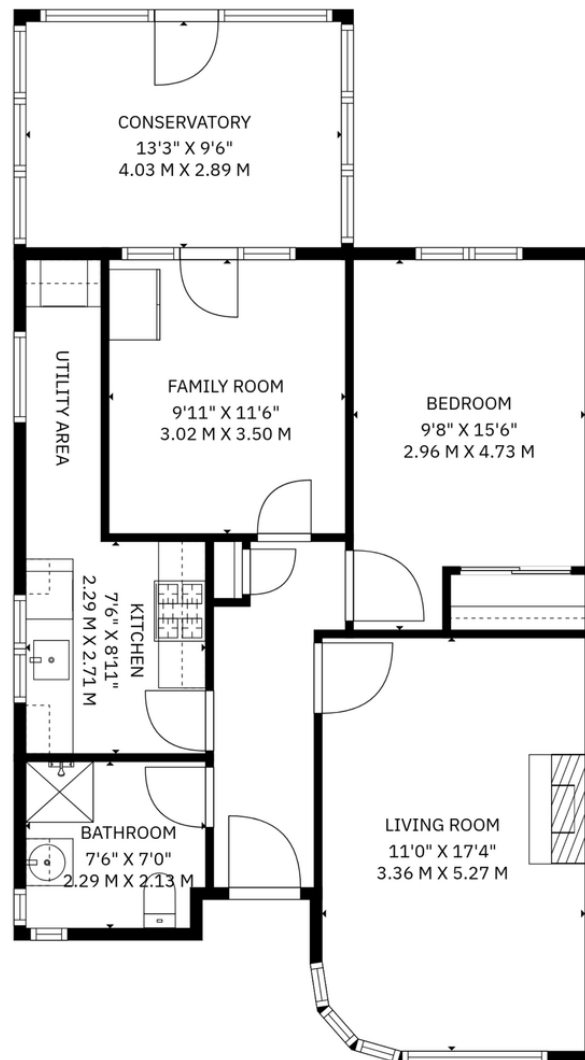
One of the most compelling aspects of this bungalow is the approved plans (BH2024/00578) for extension and improvement, offering a fantastic canvas for prospective buyers to create their dream home. This presents a rare chance to significantly enhance the property's value and living space, tailored precisely to individual tastes and requirements. Imagine expanding the kitchen, adding an extra bedroom, or creating an open-plan living area; the possibilities are extensive and exciting.

The exterior of the property is equally appealing, featuring both a front and a rear garden, providing private outdoor spaces for gardening, al fresco dining, or simply unwinding in the fresh air. The inclusion of off-road parking is a significant advantage in this popular area, offering convenience and peace of mind.

Location is key, and Kenmure Avenue does not disappoint. Residents will benefit from being within easy reach of beautiful green spaces, perfect for leisurely strolls, dog walking, or enjoying nature. A variety of local shopping facilities are also close by, ensuring everyday essentials and more are readily accessible. Brighton & Hove's vibrant city centre, with its eclectic mix of shops, restaurants, and cultural attractions, is just a short journey away, offering an abundance of entertainment options.

This property represents an ideal acquisition for first-time buyers, small families, or those looking to downsize without compromising on location or potential. The combination of a popular location, existing comfortable living space, and the significant scope for extension and improvement makes this a truly unique offering.



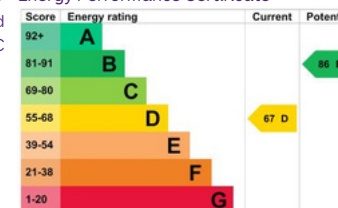


Total Area: 76 sq.m (820 sq.ft)

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Agents Notes  
Tenure Freehold  
Council Tax Band C

#### Energy Performance Certificate



# Oakley

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