

Spencer & Leigh



Brambles, 15 Church Hill, Patcham, Brighton, BN1 8YE

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Guide Price £425,000 - £450,000 Freehold

- Attractive period cottage
- Two good size bedrooms
- Set over three storeys
- Well presented throughout
- Picturesque Village location opposite a Church
- Cosy living room
- Upgraded Shower Room
- Beautiful mature rear garden with a Summer house
- Vendor suited with their next purchase
- Exclusive to Spencer & Leigh

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Welcome to 'Brambles' located in the picturesque Patcham Village area of Brighton. This delightful period cottage property boasts two cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple.

As you step inside, you'll be greeted by a warm and inviting reception room, ideal for relaxing after a long day. The modern fitted kitchen has ample work surface space with additional appliance spaces and the convenience of easily fitting a dining table & chairs. The cottage is set over three storeys, offering a unique layout that provides a sense of space and privacy.

The bathroom has been upgraded to now include a large walk-in shower and is well-appointed and provides all the necessary amenities for your daily routines.

Situated in a quaint village location, you'll enjoy the tranquillity and community spirit that this area has to offer. Whether you're looking for a weekend getaway or a permanent residence, this cottage provides the perfect blend of comfort and character.

Don't miss out on the opportunity to own a piece of history in this lovely cottage. Contact us today to arrange a viewing and start envisioning your life in this beautiful property in Church Hill, Patcham.



This is a wonderful home in a popular location which is well served for parks and schools. There are plenty of local green spaces and great transport links, but you are also only a short walk or drive from everything this vibrant coastal city has to offer. The Secret Garden Tea Rooms, Post Office, supermarket an award-winning bakers and a newsagent can be found in the village too. The A23/A27 are also within easy reach, for those requiring fast links to the universities, Gatwick or London on a daily or weekly basis.



Entrance

Sitting/Dining Room
13'4 x 11'9

Kitchen
11'10 x 7'10

Stairs rising to First Floor

Bedroom
13'9 x 11'9

Family Shower Room/WC
7'1 x 6'4

Stairs rising to Second Floor

Bedroom
13'1 x 11'11

OUTSIDE

Rear Garden

Outbuilding
8'10 x 4'11

Property Information
Council Tax Band D: £2,579.44 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Conservation Area - Patcham
Grade II Listed Building
Broadband: Standard 10 Mbps, Superfast 80 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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



Church Hill



Approximate Gross Internal Area (Excluding Outbuildings) = 62.41 sq m / 671.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.