

**Spencer
& Leigh**



25 Ridgeside Avenue, Patcham, Brighton, BN1 8WD

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Guide Price £850,000 - £875,000 Freehold

- Spacious detached family home arranged over three floors
- Main bedroom with stunning views, En-suite & dressing room
- Two large living rooms with ground floor study & cloakroom
- Stunning kitchen with feature roof lights & built in appliances
- Separate utility room accessed from the kitchen
- Three double bedrooms & family bathroom on the first floor
- Lovely tree lined road in Patcham Old Village
- Double garage providing plenty of parking or storage space
- Large lawned rear garden with quality timber summerhouse
- Viewing highly recommended by the owners exclusive agent, Spencer & Leigh

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Located in the desirable area of Patcham Old Village, this expansive detached home offers a perfect blend of comfort and modern living. Spanning an impressive 2,280 square feet, the property is arranged over three levels, providing ample space for families or those who enjoy entertaining.

Upon entering, you are greeted by two well-proportioned reception rooms that invite natural light, creating a warm and welcoming atmosphere. The modern fitted kitchen boasts integrated appliances, making it a delightful space for culinary enthusiasts. Adjacent to the kitchen, a bright double-glazed conservatory overlooks the large lawned rear garden, providing a serene setting for relaxation or family gatherings.

The property features four spacious double bedrooms, including a main bedroom complete with a dressing room and an ensuite shower room, ensuring privacy and convenience. One of the additional bedrooms even offers a private balcony, perfect for enjoying the commanding west-facing views.

With two well-appointed bathrooms, including a family bathroom, this home caters to the needs of a busy household. The large rear garden is a true highlight, complete with a charming summerhouse, ideal for outdoor entertaining or simply enjoying the fresh air.

Additional benefits include a double garage, double glazing throughout, and gas central heating, ensuring comfort all year round. Unrestricted on street parking is available adding to the convenience of this remarkable property.

This home is not just a place to live; it is a lifestyle choice, offering generous proportions and a peaceful setting in one of Brighton's most sought-after locations. Don't miss the opportunity to make this splendid property your own.



Ridgeside Avenue 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, Pets at Home, Matalan, Dunelm and Asda Superstore.

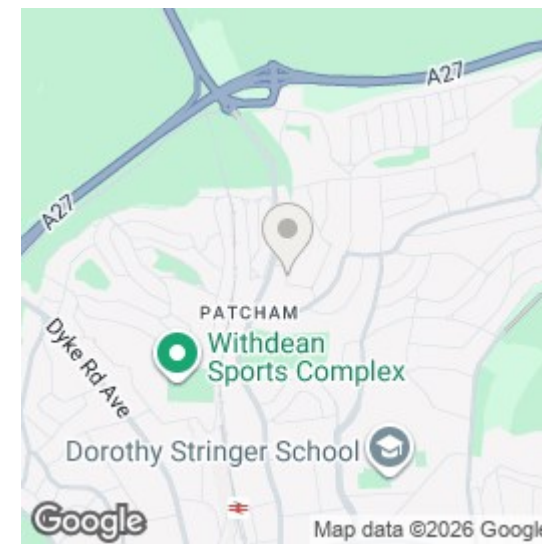


Entrance
 Entrance Hallway
 Living Room
 20'6 x 13'11
 Kitchen/Breakfast Room
 20'6 x 9'10
 Conservatory
 19'8 x 9'5
 Utility Room
 30'9 x 5'6
 Study
 11'3 x 9'1
 G/f Cloakroom
 Stairs rising to First Floor
 Bedroom
 18'6 x 10'6
 Balcony
 Bedroom
 14'7 x 8'11
 Bedroom
 12'6 x 11'1
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 17'2 x 16'
 En-suite Shower Room/WC
 Dressing Room
 12'8 x 7'5
 Eaves Storage
 OUTSIDE
 Rear Garden
 Summer House
 10'8 x 9'
 Double Garage
 22' x 19'
 Property Information
 Council Tax Band G: £4,299.07 2026/2027
 Utilities: Mains Gas and Electric, Mains water and sewerage

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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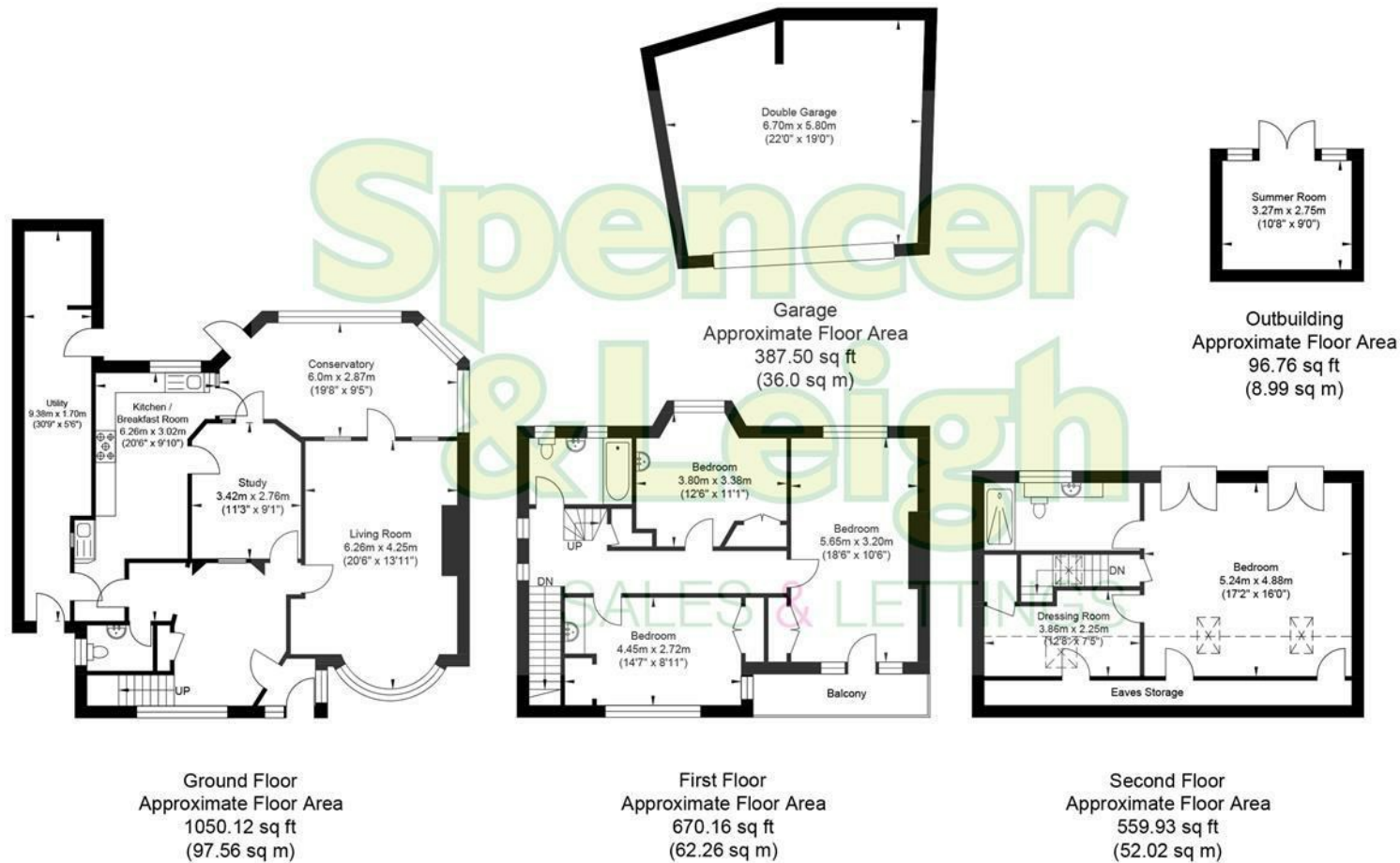
Council:- BHCC
 Council Tax Band:- G

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ridgeside Avenue



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 211.84 sq m / 2280.21 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.