

Spencer  
& Leigh



31 Glenfalls Avenue, Patcham, Brighton, BN1 8SJ

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Brighton, BN1 8SJ

Price £400,000 - Freehold

- Semi detached bungalow
- Two bedrooms
- 16' Bay fronted living room
- 8' Kitchen with additional porch and rear access
- Some modernisation required
- Scope to extend, subject to the required consents'
- West facing rear garden
- Shared driveway leading to a garage
- No onward chain
- Internal inspection highly recommended

This attractive semi detached bungalow is offered for sale with no ongoing chain. Being positioned on Glenfalls Avenue that is next to the green in Mackie Avenue the property benefits from excellent access to a parade of local shops and regular bus services to the City center. Internally the accommodation offers a good size bay fronted lounge, two bedrooms, kitchen with a range of basic fitted units and a shower room (that formally would have had a bath). In our opinion there is great potential for the new owner to extend into the roof void and at the rear, subject to the usual consents. Outside the rear garden has the added benefit of a Westerly aspect with a level lawn & patio areas with gated side access. The garage is accessed via a shared driveway although this would benefit from modernisation. Conveniently the property is offered for sale with no onward chain. Viewing is highly recommended to appreciate the potential of this lovely home.



Glenfalls Avenue is a highly sought after area and also ideally situated for all amenities including M&S food, Matalan, Dunelm, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance  
Entrance Hallway

Living Room  
16'1 x 10'10

Kitchen  
8'6 x 7'3

Bedroom  
13'5 x 9'10

Bedroom  
10'2 x 8'10

Shower Room/WC  
7'3 x 6'7

OUTSIDE

Rear Garden

Garage  
17'10 x 8'4

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

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

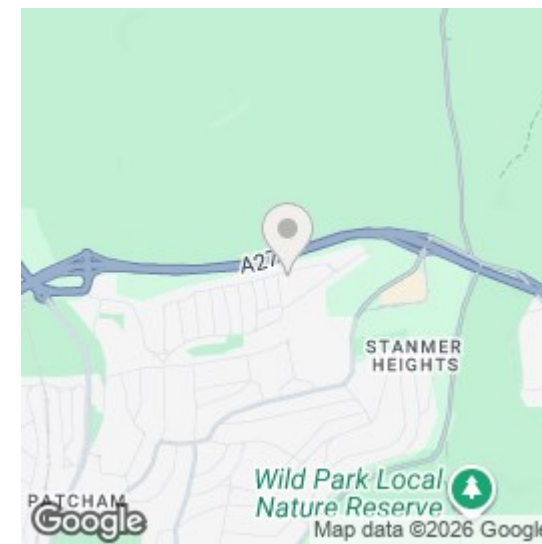
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Glenfalls Avenue



Garage  
Approximate Floor Area  
148.75 sq ft  
(13.82 sq m)

Ground Floor  
Approximate Floor Area  
578.02 sq ft  
(53.70 sq m)

Approximate Gross Internal ( Excluding Garage) Area = 53.70 sq m / 578.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.