

Portfield Avenue, Brighton, BN1 8TG

fox & sons

welcome to

Portfield Avenue, Brighton

Stylish three-bedroom semi in sought-after Patcham, offering bright, family-friendly living, a luxury bathroom, off-road parking and a sunny west-facing garden. Moments from excellent schools, parks and shops, with easy access to the A23/A27 and Brighton beyond.













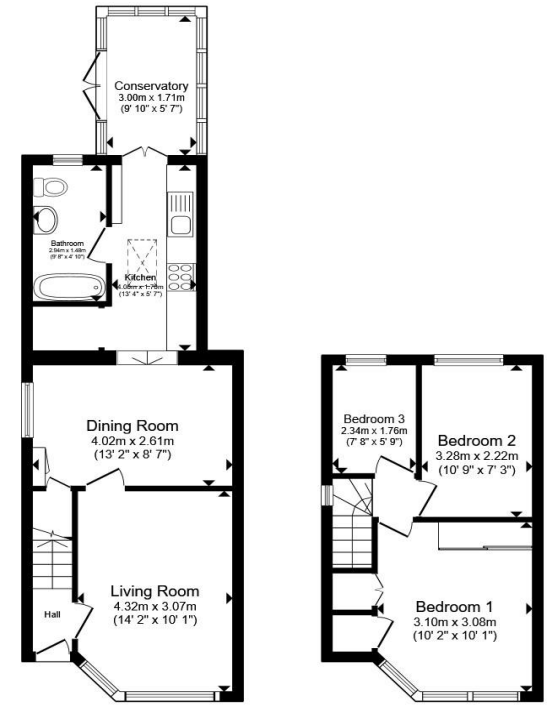
Set on a popular residential road in sought-after Patcham, this delightful three-bedroom semi-detached home offers generous living space, a sunny garden and an excellent location for families looking to put down roots.

From the moment you step inside, the property has a warm and welcoming feel. The separate lounge provides the perfect place to relax at the end of the day, whether it's family movie nights or entertaining friends. The practical layout is well suited to modern family life, with a luxury ground floor family bathroom adding extra convenience. Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for growing families, guests or those needing a dedicated home office.

Outside, the west-facing rear garden is a real highlight, enjoying plenty of afternoon and evening sunshine. It's an ideal space for children to play, summer barbecues and relaxing outdoors with family and friends. To the front, the property benefits from off-road parking.

The location is particularly appealing, with a number of highly regarded local schools nearby, along with parks, shops and everyday amenities. For commuters, there is excellent access to both the A23 and A27, making travel into Brighton, Gatwick and beyond both quick and convenient. Marks and Spencers, Sainsbury's and ASDA all a short walk away
A wonderful family home in a fantastic location, offering the perfect balance of space, comfort and connectivity.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 73.8 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to Portfield Avenue, Brighton

- Three-bedroom semi-detached family home
- Bright and welcoming separate lounge
- Ground floor family bathroom
- West-facing rear garden
- Off-road parking
- Popular Patcham location
- Easy access to local parks, amenities & highly regarded local schools
- Excellent road links via the A23 and A27

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£375,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP107016

The Property Ombudsman

Property Ref:
PRP107016 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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