

Spencer  
& Leigh

17 Braybon Avenue, Patcham, Brighton, BN1 8EA

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Brighton, BN1 8EA

Guide Price £800,000 - £850,000 Freehold

- Attractive detached residence
- Three double bedrooms
- Family bathroom & en-suite
- 25' lounge/dining room
- 14' kitchen/breakfast room
- Beautiful Downland Views
- 81' Rear garden with beautiful borders, patio and lawn
- Hardstanding at front and private driveway leading to garage
- No onward chain
- Internal inspection highly recommended

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This property offers spacious rooms, is well-presented throughout, and features beautiful distant views of the South Downs and Withdean — making it a must-see! The accommodation includes a 25' lounge, a 14' kitchen/breakfast room, a ground-floor cloakroom, three double bedrooms, a family bathroom, and an en-suite shower room attached to bedroom two.

Outside, you'll find an impressive 81' west-facing rear garden and ample off-road parking provided by a private driveway and garage. Additional highlights include attractive timber flooring, gas-fired central heating, and UPVC double-glazed windows.

The property is ideally located for access to popular local schools and commuter links to both Brighton and London. Amenities are readily available in either Patcham or Preston Park. Properties of this quality rarely stay on the market for long, so early viewing is recommended.



Braybon Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Pets at Home, Matalan and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. Withdean Park and Peacock Lane are also just a few minutes walk away. 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  
 Lounge/Diner  
 25' x 13'5"  
 Kitchen/Breakfast Room  
 14'11" x 9'6"  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 14' x 13'5"  
 Bedroom  
 12'10" x 10'11"  
 Bedroom  
 12' x 11'

En-suite Shower Room/WC  
 5'7" x 5'1"

Family Bathroom  
 6'11" x 5'6"

OUTSIDE

Rear Garden

Garage  
 16'1" x 8'11"

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway & un-restricted on street parking

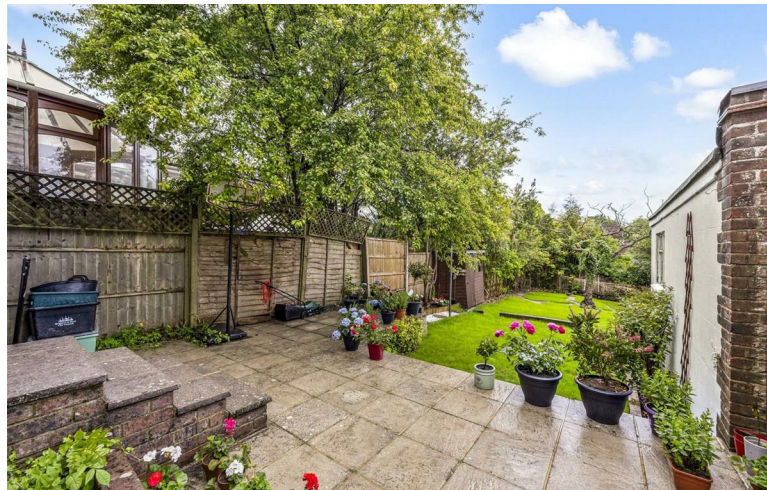
Broadband: Standard 16 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

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.


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



Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</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 	



# Braybon Avenue



**Garage**  
Approximate Floor Area  
142.62 sq ft  
(13.25 sq m)

**Ground Floor**  
Approximate Floor Area  
603.53 sq ft  
(56.07 sq m)

**First Floor**  
Approximate Floor Area  
603.53 sq ft  
(56.07 sq m)

Approximate Gross Internal Area (Excluding Garage) = 112.14 sq m / 1207.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.