

**Spencer  
& Leigh**



**18 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ**

18 Woodbourne Avenue, Patcham,  
Brighton, BN1 8EQ

Guide Price £450,000 - £475,000 Freehold

- Semi detached chalet bungalow
- Three/Four bedrooms
- Well presented throughout
- 27' Dual aspect lounge/diner with fabulous views
- Modern fitted kitchen & utility area
- Good size family bathroom
- Potential to further extend, STNC
- South easterly facing landscaped rear garden
- Hardstanding at the front
- No onward chain

GUIDE PRICE £450,000 to £475,000

This gorgeous three or four bedroom family home is in an unbeatable location, surrounded by stunning countryside views and just moments away from highly rated schools and local shops.

Inside, the house is beautifully presented with a modern kitchen and separate utility room, as well as a ground-floor bedroom that's perfect for guests or as a home office. The open-plan living room/diner is a light and bright space perfect for relaxation and entertaining. The partial bay window provides some of the best views in the area, and the double doors to the rear open up to a stunning south-facing garden.

Upstairs, you'll find three further bedrooms that are serviced by a family bathroom. In our opinion, there is potential for further enlargement subject to the relevant consents.

The fabulous landscaped rear garden is a standout feature of the property, providing ample space for outdoor activities and entertainment. The large private rear garden incorporates a spacious patio area, raised decking and a beautifully maintained artificial lawn with mature trees and flowerbeds.

To the front, the attractive approach to the home and parking on the driveway for two cars complete this perfect family home. Don't miss your chance to view this stunning property and see for yourself why it's an exceptional opportunity to live in a peaceful and idyllic setting. Internal inspection is highly recommended!



Woodbourne 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. 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  
 Kitchen/Living/Dining Room  
 27' x 19'5  
 Bedroom  
 8'7 x 7'6  
 Stairs rising to First Floor

Bedroom  
 10'3 x 5'5  
 Bedroom  
 10'2 x 8'9

Bedroom  
 8'10 x 8'10  
 Family Bathroom

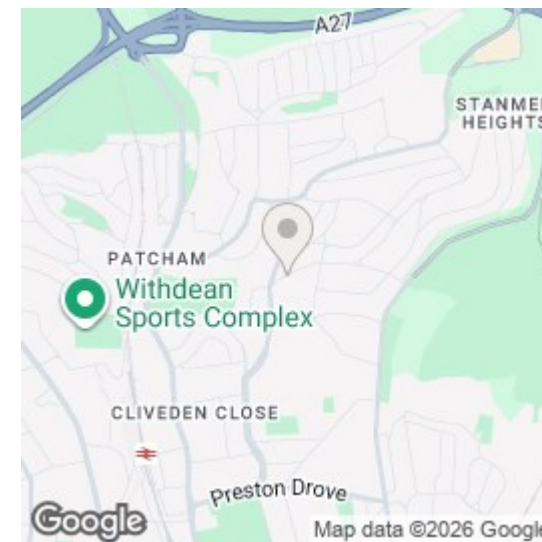
OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band C: £2,292.84 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Driveway and un-restricted on street parking  
 Broadband: Standard 16Mbps, Superfast 168 Mbps, Ultrafast 1000Mbps 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:- 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



# Woodbourne Avenue



Ground Floor  
Approximate Floor Area  
510.42 sq ft  
(47.42 sq m)

First Floor  
Approximate Floor Area  
360.80 sq ft  
(33.52 sq m)

Approximate Gross Internal Area = 80.94 sq m / 871.23 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.