



**Highview Avenue South, Brighton, BN1 8WQ**

**welcome to**

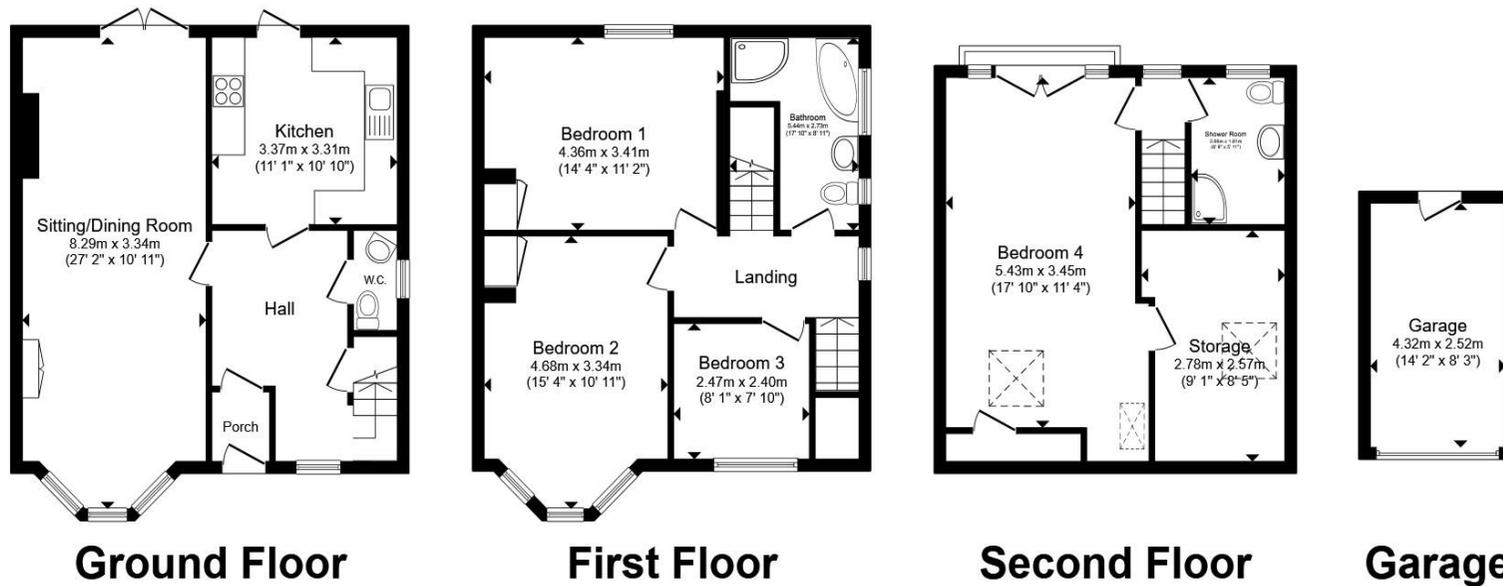
**Highview Avenue South, Brighton**

This spacious (1678 sq ft) semi-detached home boasts four bedrooms, through lounge dining room, separate kitchen, family bathroom, en-suite-shower room to master bedroom and a ground floor cloakroom. The is off road parking for 3 cars & garage and a large west facing rear garden.



## GUIDE PRICE £650,000 - £700,000

Nestled in a desirable family-friendly enclave, this 1937 semi-detached home blends timeless charm with modern practicality. Three double bedrooms and a further single bedroom including a principal bedroom with a Juliet balcony and en-suite, while a spacious family bathroom and a convenient ground-floor cloakroom service the layout. The house retains distinctive period features such as an original front door and stained-glass windows, and there is potential for a rear extension (subject to planning). A versatile vendor suite adds flexible living options. The well-appointed kitchen features Bosch appliances, an induction hob and underfloor heating, and the west-facing rear garden with a decked area offers outstanding views towards the South Downs National Park. Ample parking is provided for three cars and a garage completes the property.



Total floor area 155.9 m<sup>2</sup> (1,678 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](http://www.propertybox.io)

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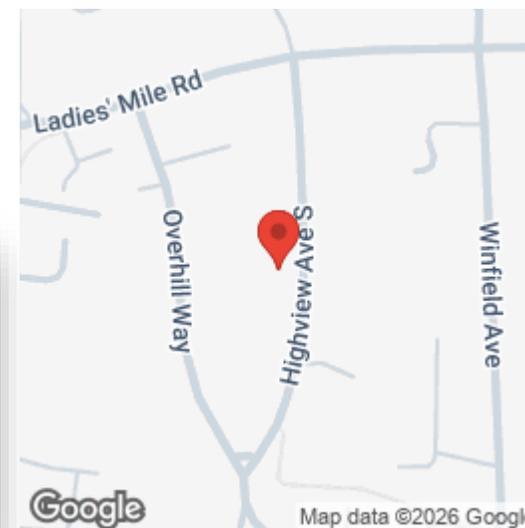
- SUBSTANTIAL 1930's FAMILY HOUSE
- 4 BEDROOMS - 3 DOUBLES & A SINGLE BEDROOM
- WEALTH OF PERIOD FEATURES THROUGHOUT
- WEST FACING REAR GARDEN
- OFF ROAD PARKING FOR 3 CARS & GARAGE
- STUNNING VIEWS TOWARDS THE SOUTH DOWNS NATIONAL PARK
- VENDOR SUITED
- SOUGHT AFTER LOCATION IN PATCHAM VILLAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£650,000-£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106825 - 0004

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**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



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