



**Larkfield Way
Brighton, BN1 8EF**

Guide Price £650,000

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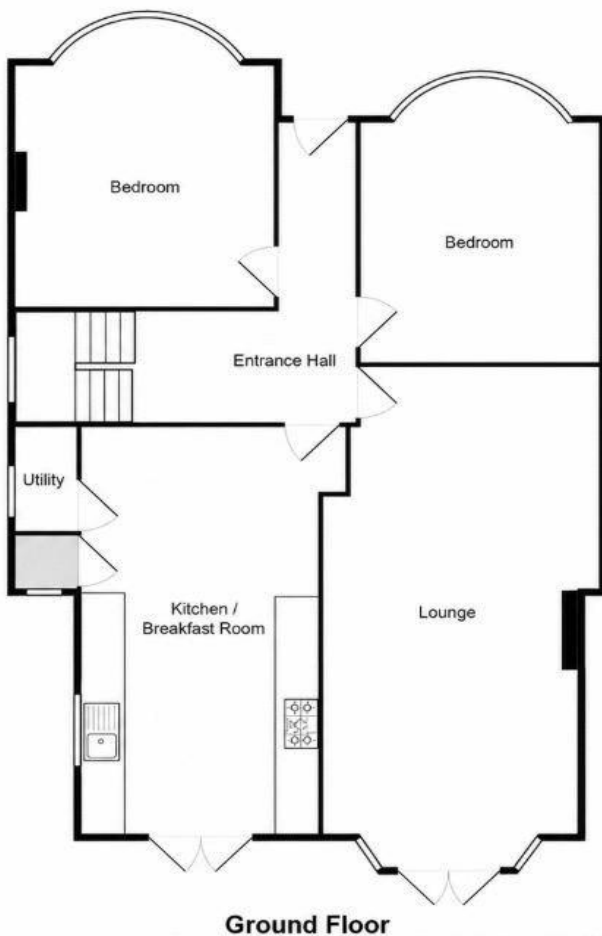


MAIN FEATURES:

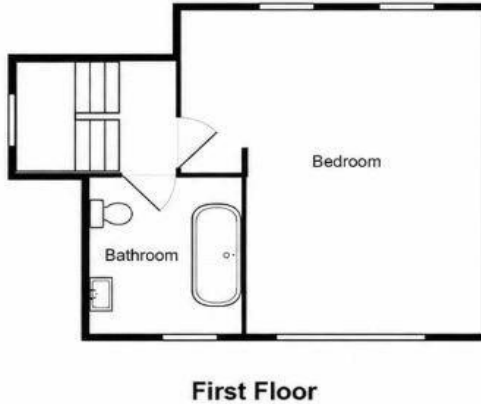
- **Well Presented Spacious Semi Detached Chalet Bungalow**
 - **Fitted Kitchen Leading to Dining Area**
 - **Good Size Lounge with Feature Fireplace**
 - **Three Double Bedrooms & Modern Family Bathroom/WC**
 - **Well Maintained Rear Garden**
 - **Ample Off Road Parking**
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Situated in the highly sought-after residential area of Patcham, this well-presented and spacious three-bedroom semi-detached chalet bungalow offers versatile accommodation ideal for families, professionals and downsizers alike. The property features an impressive 25ft living room complete with a charming log burner and feature fireplace, creating a warm and welcoming atmosphere. A modern fitted kitchen/dining room provides the perfect space for family meals and entertaining guests. There are three generous double bedrooms and a contemporary family bathroom/WC, all finished to a high standard throughout. Outside, the property benefits from a well-maintained rear garden, ideal for relaxing and outdoor dining, together with ample off-road parking.

Larkfield Way is conveniently located within the popular Patcham district of Brighton, offering excellent access to local shops, highly regarded schools, parks and leisure facilities. The area is well served by regular bus routes and provides easy access to the A23 and A27, making it an excellent choice for commuters travelling to London, Gatwick and surrounding areas. Brighton city centre, the seafront and South Downs National Park are all within easy reach, offering the perfect balance of city living and outdoor recreation.



Ground Floor



First Floor

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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