

FREEHOLD



Bungalow - Semi Detached (EPC Rating: D)

**11 THORNHILL AVENUE, PATCHAM,  
BRIGHTON, BN1 8RG**

Auction Guide

**£285,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 2 Bedroom Bungalow - Semi Detached located in Brighton

For Sale by Auction on the 24th of September 2026

THIS PROPERTY HAS BEEN SOLD PRIOR TO AUCTION

Auction Guide £285,000+

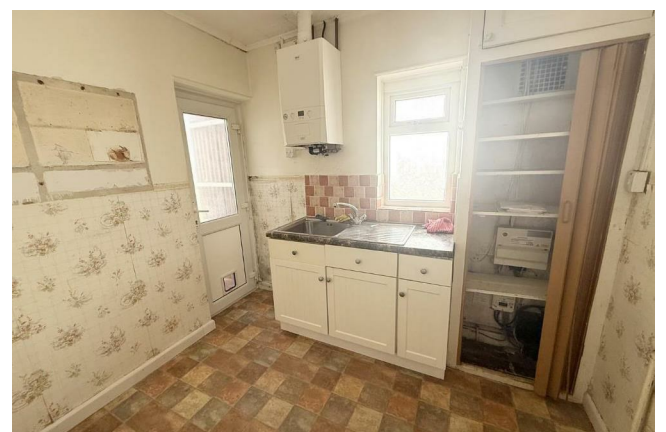
An outstanding opportunity to acquire this vacant two-bedroom semi-detached bungalow, offering significant potential for full modernisation and improvement.

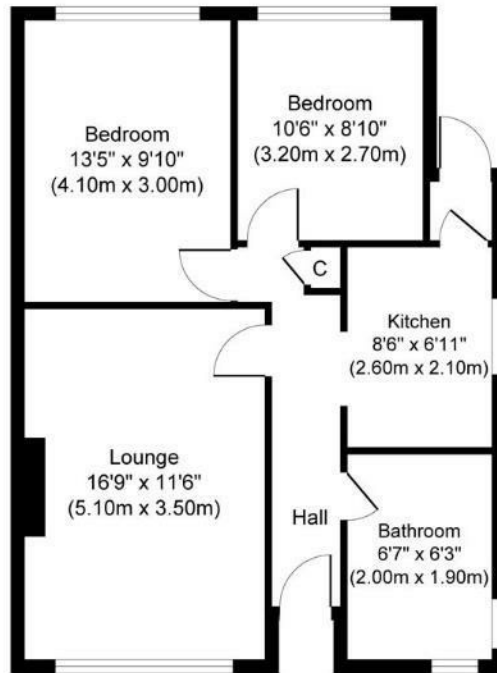
The accommodation currently comprises of two well-proportioned bedrooms, a separate lounge, a kitchen, and a family bathroom. The property benefits from double-glazed windows and a generous, attractive rear garden.

Offered with immediate vacant possession and no onward chain, this home presents an ideal project for buyers looking to create a bespoke living space. Subject to the necessary planning consents, there is scope to extend the property by adding an additional floor, as well as the potential to create a private driveway.

Situated in the desirable area of Patcham, the property enjoys a pleasant outlook over a large green space while remaining conveniently close to local shops, schools, and amenities. The location offers excellent







**Approximate Floor Area**  
**645 sq. ft**  
**(59.96 sq. m)**

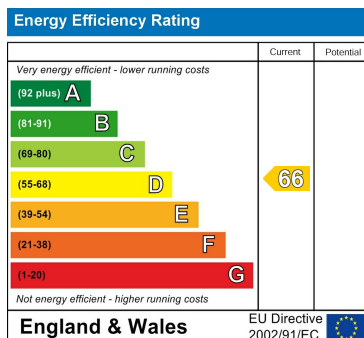
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

**D**

Energy Performance Graph



Call us on

**01273 253000**

[auctions@astonvaughan.co.uk](mailto:auctions@astonvaughan.co.uk)

[www.astonvaughan.co.uk](http://www.astonvaughan.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.