



**Eskbank Avenue, Patcham, Brighton, BN1 8SL**

**welcome to**

**Eskbank Avenue, Patcham Brighton**

A spacious and versatile chalet bungalow with impressive open-plan living, bi-fold doors to a private west facing garden, flexible ground-floor rooms, a luxe principal suite, additional bedrooms, a studio with bathroom, plus driveway and garage.



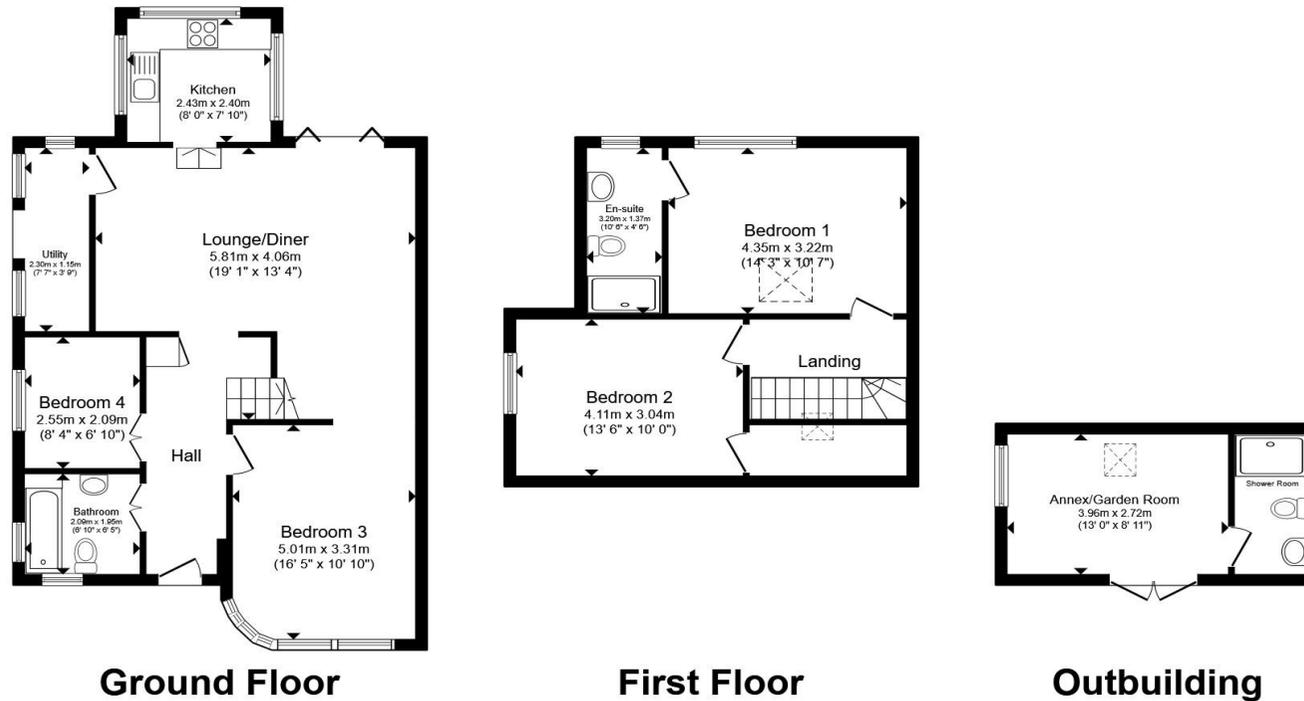
This exceptional chalet bungalow offers a refined blend of versatility, scale and contemporary design-perfectly tailored for modern family living. At its heart is an impressive open plan living space, arranged over two levels to create a seamless flow between the kitchen and lounge/dining area. With generous proportions for dining and relaxation, and full width bifold doors opening to the garden, it provides an outstanding setting for year round entertaining.

A beautifully appointed front room-with its striking curved bay window-is currently used as a spacious bedroom, highlighting the property's remarkable flexibility. A further ground floor bedroom and a stylish family bathroom complete this level.

Upstairs, the principal bedroom forms a refined retreat, featuring a contemporary en suite wet room and a dramatic floor to ceiling window that floods the room with light. Additional bedrooms further enhance the home's generous accommodation.

The west rear garden is private and low maintenance-ideal for families and effortless outdoor living. At the far end sits a high quality outbuilding, configured as a self contained studio with its own bathroom. Perfect as a home office, guest suite or teenage retreat, it is a valuable addition.

A private driveway and garage offer excellent parking and storage, completing a home that truly delivers on space, flexibility and modern comfort.



Total floor area 124.4 m<sup>2</sup> (1,339 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)

## welcome to Eskbank Avenue, Patcham Brighton

- SEMI-DETACHED CHALET BUNGALOW
- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINER
- GARAGE & SHARE DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE
- OUTBUILDING WITH POWER, LIGHTING & BATHROOM
- WEST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND PARKS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PRP106859 - 0004

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