

**Spencer  
& Leigh**



**24 Ridgeside Avenue, Patcham, Brighton, BN1 8WB**

## 24 Ridgeside Avenue, Patcham, Brighton, BN1 8WB

Offers Over £550,000 - Freehold

- Detached bungalow
- West-facing sunny garden
- Potential to extend, STNC
- No onward chain
- Set in one of Patcham's premier roads
- Three bedrooms and two reception rooms
- Private driveway, garage and storage room below
- Easy access to local amenities and road networks
- Quiet residential road
- Viewing highly recommended

Set in one of Patcham's premier roads, this charming detached bungalow on Ridgeside Avenue offers a wonderful opportunity for both families and individuals seeking a peaceful retreat in Brighton. Spanning an impressive 1,686 square feet, the property boasts a spacious layout that includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single bathroom is conveniently located, catering to the needs of the household. The rear of the property benefits from a westerly aspect and features a pretty and easy-to-manage rear garden.

With parking available for two vehicles, convenience is at the forefront of this property. Additionally, the potential to improve and extend the bungalow allows for personalisation, making it an ideal canvas for those looking to create their dream home. Uniquely, the garage benefits from a storage room underneath, as does the bungalow itself.

Offered with no onward chain, this property presents a seamless transition for prospective buyers. Whether you are looking to settle down in a tranquil neighbourhood or seeking a project to make your own, this bungalow on Ridgeside Avenue is a rare find in the vibrant city of Brighton. Do not miss the chance to explore the possibilities that await in this delightful home.



Ridgeside Avenue is a much sought after location situated close to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home, Matalan, Dunelm and Asda Superstore.



Entrance  
 Entrance Hallway  
 Living Room  
 17' x 12'1  
 Dining Room  
 14'7 x 11'11  
 Kitchen  
 11'11 x 7'10  
 Utility Room  
 19'5 x 5'3  
 Bedroom  
 15'1 x 9'8  
 Bedroom  
 12'1 x 12'1  
 Bedroom  
 12'10 x 6'

Family Bathroom

OUTSIDE

Cellar  
 12'8 x 11'9

Cellar  
 17' x 11'9

Workshop  
 8'4 x 7'11

Rear Garden

Garage  
 15'2 x 8'4

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on street parking

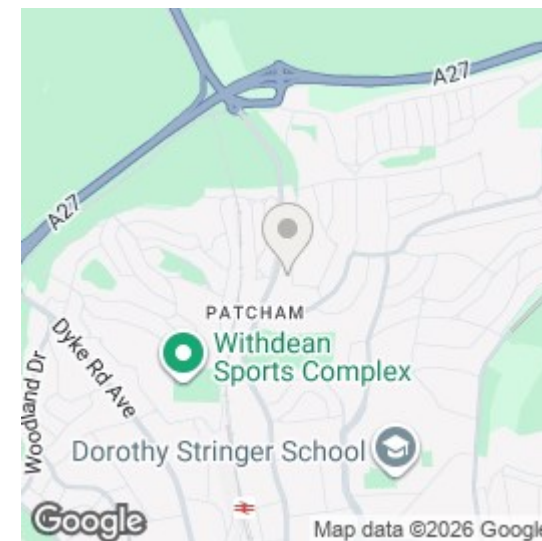
Broadband: Standard 15 Mbps, Superfast 59 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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.

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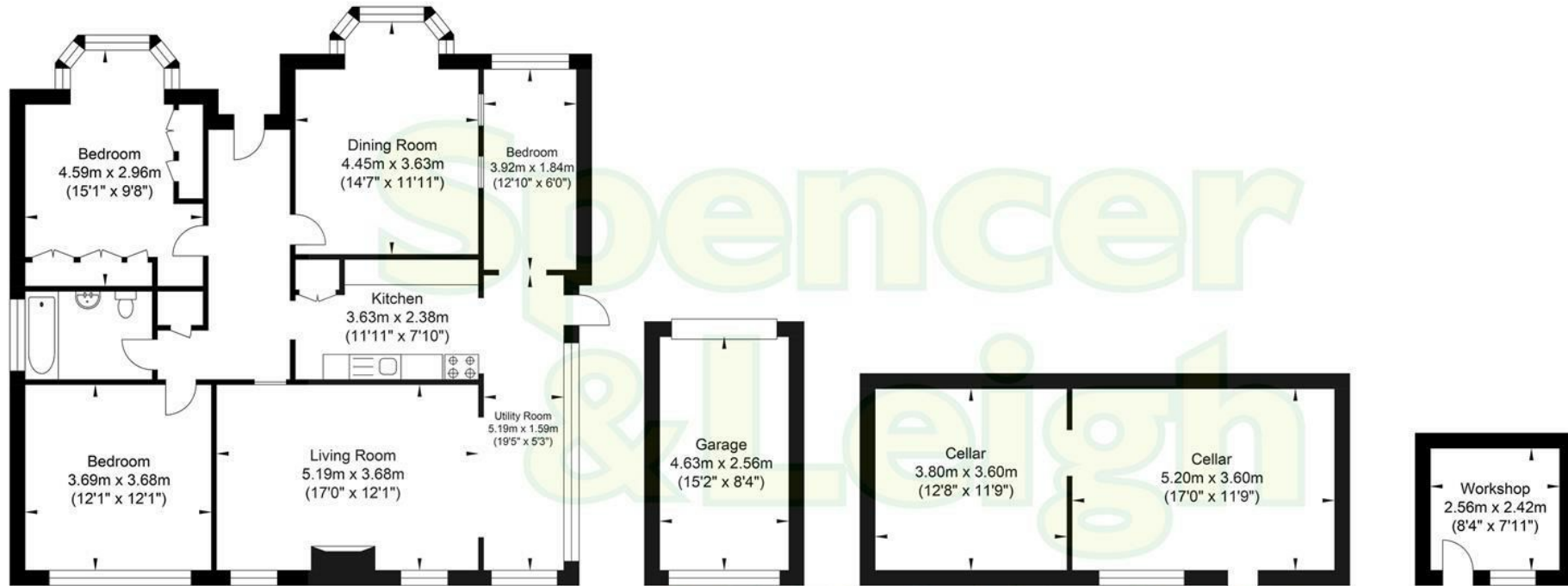
Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	60	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Ridgeside Avenue



Ground Floor  
Approximate Floor Area  
1139.25 sq ft  
(105.84 sq m)

Garage  
Approximate Floor Area  
127.55 sq ft  
(11.85 sq m)

Cellar  
Approximate Floor Area  
352.62 sq ft  
(32.76 sq m)

Workshop  
Approximate Floor Area  
66.73 sq ft  
(6.20 sq m)



Approximate Gross Internal Area = 156.65 sq m / 1686.16 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.