



Hyman

Estate & Letting

£390,000

Freehold

01273 454511



Hill

Agent

6 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ

- Two bedroom semi detached bungalow
- 18ft Conservatory
- Southerly facing rear garden
- Panoramic views
- Potential to extend STPC
- Popular location
- Off road parking for 2 cars
- Withdean park nearby



Situated in this sought after area this is one of the last remaining unaltered bungalows in Woodbourne Avenue, therefore offering vast potential to extend subject to planning. Panoramic views across Patcham towards the south downs or a short walk to the delightful Withdean Park. Regular bus services to Brighton city centre and seafront. Local schools catering for all ages and array of local shops, restaurants and supermarkets. Easy access to the A23 & A27 and Preston park railway station with its services to London.

ENTRANCE HALL

Double glazed front door, hatch to large loft space with drop down ladder, radiator and doors to.

LOUNGE

13' 4" x 10' 3" (4.06m x 3.12m) Double glazed window offering views across Patcham and the south downs, radiator, real flame gas fire with marble effect surround, wall lighting, virgin cable tv point.

KITCHEN

9' 7" x 8' 8" (2.92m x 2.64m) Double glazed window to side, matching wall, base and drawer units having roll edge work tops with fitted single drainer sink and mixer tap, fitted hotpoint dishwasher, space for washing machine, space for fridge freezer, fitted electric double oven, 4 ring gas hob with extractor fan above, wall mounted Worcester bosch boiler and double glazed door leading to.

CONSERVATORY / DINING AREA

18' 4" x 7' 6" (5.59m x 2.29m) Double glazed windows and door overlooking the rear garden, radiator and double glazed side door leading to patio area.

BEDROOM 1

13' 6" x 10' 3" (4.11m x 3.12m) Double glazed window, radiator.

BEDROOM 2

8' 8" x 7' 9" (2.64m x 2.36m) Dual aspect double glazed window with views over Patcham and the south downs, radiator, virgin cable tv point.

BATHROOM

Double glazed window, white suite comprising panelled bath, low level WC, pedestal wash hand basin, half tiled walls, radiator.

REAR GARDEN

Southerly aspect rear garden being mainly laid to lawn, patio seating area, side access, mature shrub and tree borders.

FRONT GARDEN

Block paved offering parking for 2 cars and steps to front entrance.

NB

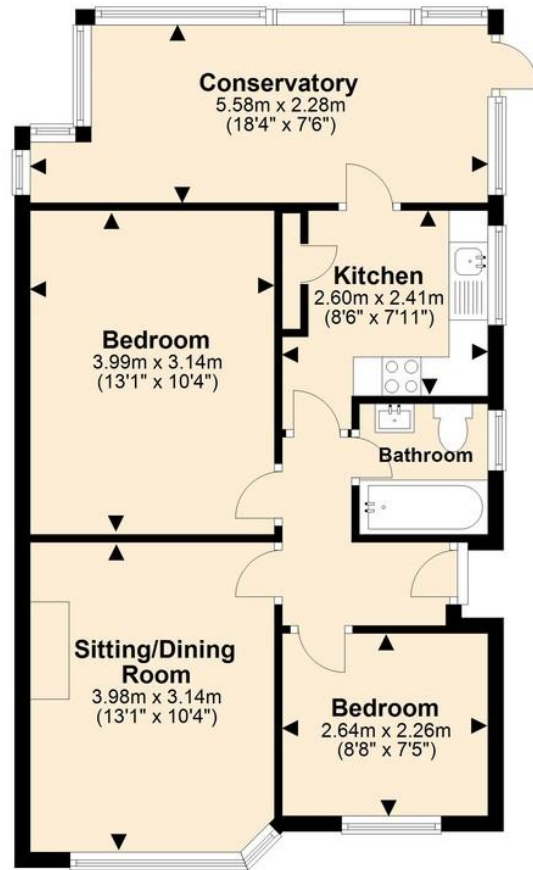
The vendors are relatives of an employee at Hyman Hill.







Ground Floor



Total area: approx. 58.4 sq. metres (629.0 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C - £1,980.36 per annum
(2023/2024)

TENURE

Freehold

LOCAL AUTHORITY

Brighton & Hove City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

10 Buckingham Road
Shoreham-By-Sea
West Sussex
BN43 5UA

T: 01273 454511

E: shoreham@hymanhill.co.uk

W: www.hymanhill.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.