



40, Barrhill Avenue, Patcham, Brighton BN1 8UF

Spencer
& Leigh

40, Barrhill Avenue,
Patcham, Brighton BN1 8UF

Price £375,000 - Freehold

- Extended 1930s semi-detached chalet
- Four bedrooms
- Extended 17" kitchen
- 16" lounge
- Garage
- Lawned rear garden
- No chain
- Potential to modernise
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Situated in one of Patcham's more sought after roads is this extended, semi detached chalet bungalow. Arranged over two floors the versatile accommodation features on the ground floor, a 16' lounge, an extended 17' kitchen/dining room, two bedrooms and a family bathroom. Two further bedrooms are situated on the first floor. To the rear of the property there is a level lawn garden and a garage approached via a wider than usual shared driveway. Conveniently, the property is offered for sale with no on-going chain. Particular benefits include a secluded outlook due to nearby trees, gas fired central heating and double glazed windows. Patcham Old Village with its many amenities and local schools catering for all ages are easily accessible within approximately one mile.



Barrhill Avenue is a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Next and Asda stores. What are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance Hall

Living Room
16'8" x 12'1"

Kitchen/Breakfast Room
17'4" x 9'6"

Bathroom
6'10" x 6'6"

Bedroom
11'5" x 10'2"

Bedroom
13'1" x 10'5"

Bedroom
12'1" x 9'2"

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
108 Old London Road, Patcham

Head southeast on Old London Road
toward Ladies Mile Road

Turn left onto Ladies Mile Road

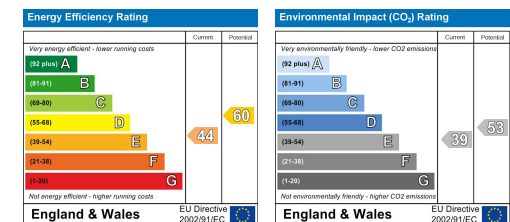
Turn left onto Mackie Avenue

Turn left onto Warmdene Avenue

Turn right onto Barrhill Avenue

Turn right at the 1st cross street to
stay on Barrhill Avenue

Finish on Barrhill Avenue, Brighton





GROUND FLOOR
APPROX. FLOOR
AREA 64.9 SQ.M.
(699 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.9 SQ.M. (957 SQ.FT.)

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