

**Spencer
& Leigh**



6, Highview Way, Patcham, Brighton BN1 8WS

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Price £490,000 - Freehold

- Detached bungalow on corner plot
- Two double bedrooms (formerly 3)
- Dual aspect lounge dining room
- Modern fitted kitchen
- Brick built conservatory overlooking garden
- Private driveway & garage
- No ongoing chain
- Potential to extend STNC
- Close Patcham Village
- Exclusive to Spencer & Leigh

Positioned on a large corner plot is this spacious detached bungalow with wrap around gardens and a private driveway and garage. The accommodation features a spacious dual aspect lounge dining room with a bright Westerly aspect. The kitchen is fitted with modern units and has a seamless flow into a brick built and double glazed conservatory which overlooks the mature rear garden. Both the bedrooms are considered to be good size doubles and are positioned to the front and rear of the bungalow. Originally the bungalow was constructed as three bedrooms, with the third bedroom having been opened into the lounge to create a larger living space. The property benefits from double glazing, gas fired central heating and is available to purchase with no ongoing chain. It may be possible to further extend the property and within the loft subject to the necessary consents. Highview Way is a smart neighborhood adjacent to Patcham Village of similar styled detached bungalows and houses constructed around the 1950's, situated in this quiet non through road. Exclusive to Spencer & Leigh, viewing highly recommended.



Highview Way 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, Next and Asda Superstore.



Hallway
14'1 x 8'9

Living Room
22'9 x 11'4

Kitchen
10'11 x 9'10

Conservatory
12'1 x 10'1

Bedroom
11'4 x 11'1

Bedroom
11'6 x 10'11

Bathroom
7'5 x 7'2

Wrap around gardens

Private driveway and garage

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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w: www.spencerandleigh.co.uk



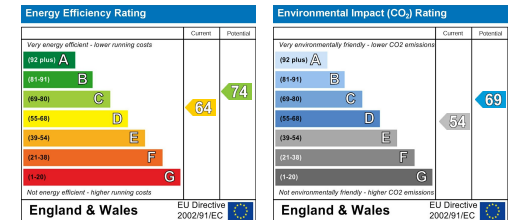
Starting out at Spencer & Leigh
108 Old London Road

Turn left onto Ladies' Mile Road

Turn left onto Highview Avenue North

Turn left onto Highview Way

Finish on Highview Way

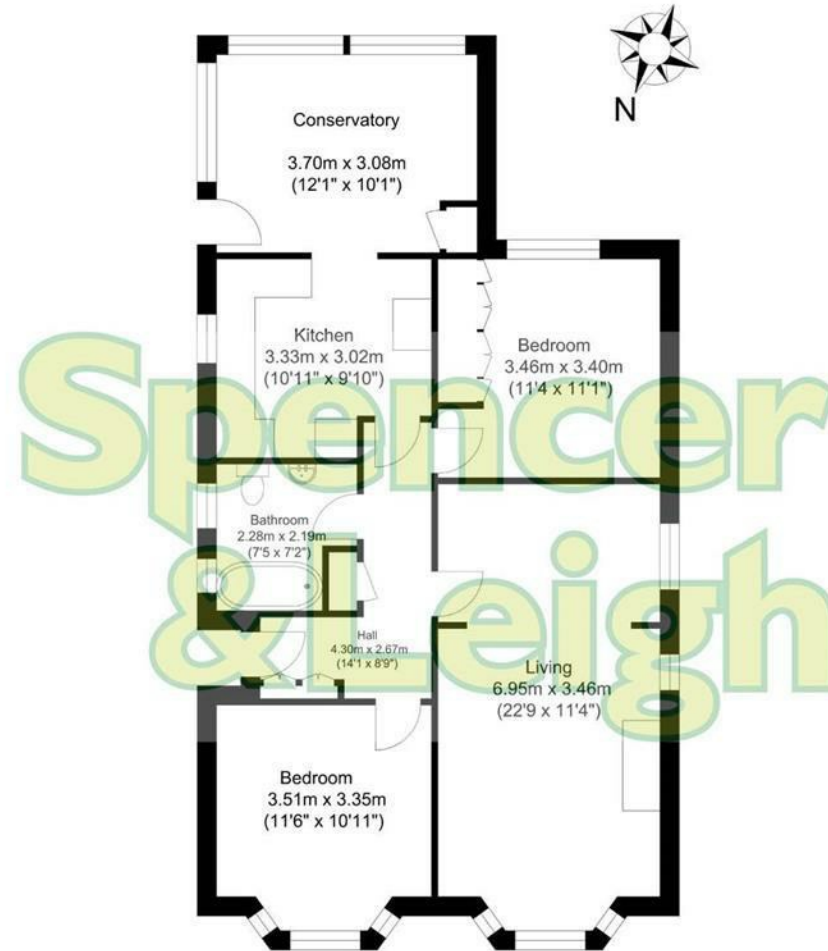


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Spencer
& Leigh

Highview Way



Ground Floor
Approximate Floor Area
896.74 sq ft
(83.31 sq m)

Approximate Gross Internal Area = 83.31 sq m / 896.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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