



17, Braeside Avenue, Patcham, Brighton BN1 8RL

**Spencer
& Leigh**

17, Braeside Avenue,
Patcham, Brighton BN1 8RL

Offers In The Region Of £425,000 - Freehold

- Spacious chalet style home
- Three bedrooms
- En suite bathroom & g/f shower room
- 16' Living room
- 15' Kitchen
- Scope to improve & extend
- Shared driveway leading to a garage
- Long rear garden
- No onward chain
- Internal inspection recommended

Situated in the popular residential location of Patcham is this rarely available chalet style home. The property does require some modernisation but offers three bedrooms and good size accommodation in the existing layout with further potential to extend, subject to the usual consents. Currently this home offers on the ground floor a useful entrance porch, 16' living room that opens to the 15' kitchen. Additionally on the ground floor you will find a double bedroom with fitted wardrobes and a walk in shower room. Stairs rise from the hallway to the first floor where you will find two further bedrooms and an en-suite bathroom. Outside the large garden is beautiful and features a patio area and long lawn area. Parking is provided by a shared driveway leading to a garage. Further benefits include no onward chain and scope for improvement. Exclusive to Spencer & Leigh, viewing is highly recommended.



Braeside 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.



Porch
Entrance hall
Living room
16'8 x 11'11
Kitchen
15'3 x 7'
Bedroom
13' x 12'4
Shower room
12'4 x 7'
Stairs rising to first floor

First floor landing

Bedroom
11'2 x 10'

En-suite
8'3 x 5'9

Bedroom
12'3 x 9'6

OUTSIDE

Front garden

Shared driveway

Garage

Rear garden

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



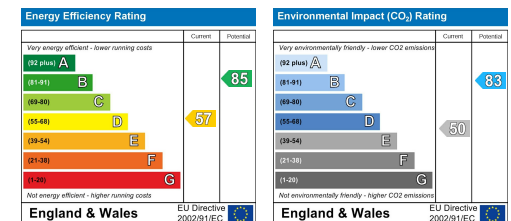
Start at Spencer & Leigh - 108 Old London Road, Brighton BN1 8YA

Head southeast on Old London Road toward Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn left onto Mackie Avenue

Turn left onto Braeside Avenue



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