

**Spencer
& Leigh**



36 Cragnair Avenue, Patcham, Brighton, BN1 8UH

36 Craignair Avenue, Patcham, Brighton, BN1 8UH

Guide Price £525,000 - £550,000 Freehold

- Attractive semi-detached family home
- Three bedrooms
- Bay fronted living room located at the front
- Stylish open-plan kitchen/living/dining area overlooking the rear garden
- Utility room & ground floor cloakroom
- Modern family bathroom
- No ongoing chain
- Delightful rear garden with a patio seating area
- Potential to extend into the loft STNC
- Hardstanding at the front

GUIDE PRICE £525,000 - £550,000

Situated in the charming neighbourhood of Patcham, Brighton, this attractive three bedroom semi-detached family home on Craignair Avenue offers a perfect blend of modern living and traditional comfort. With No Ongoing chain, this property is ready for you to move in and make it your own

Upon entering, you are greeted by a bay fronted living room that exudes warmth and character, providing a delightful area for relaxation. The heart of the home is undoubtedly the stylish open-plan kitchen, living, and dining area, which overlooks the serene rear garden. This space is perfect for entertaining guests or enjoying family meals, creating a seamless flow between indoor and outdoor living.

The property also features a convenient utility room and ground floor cloakroom, adding to the practicality of the home. The hardstanding at the front allows for off-street parking, a valuable asset in this sought-after area. Additionally, there is potential to extend into the loft, subject to necessary planning consent, offering the opportunity to further enhance this lovely home.

Whether you are a first-time buyer or looking to upsize, this semi-detached house presents an excellent opportunity in a desirable location. Don't miss your chance to view this delightful family home in Patcham, Brighton.



Craignair Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Matalan and Asda stores and what are considered to be good schools and colleges. 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
 Entrance Hallway
 Living Room
 11'10 x 11'9
 Dining Room
 11'9 x 10'8
 Kitchen
 14'5 x 12'2
 Utility Room
 6'5 x 5'6
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 11'10 x 11'5
 Bedroom
 11'9 x 11'5
 Bedroom
 7'5 x 5'6

Family Bathroom
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Shared Driveway, Private Hardstand and unrestricted on-street parking
 Broadband: Standard 7 Mbps, Superfast 198 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



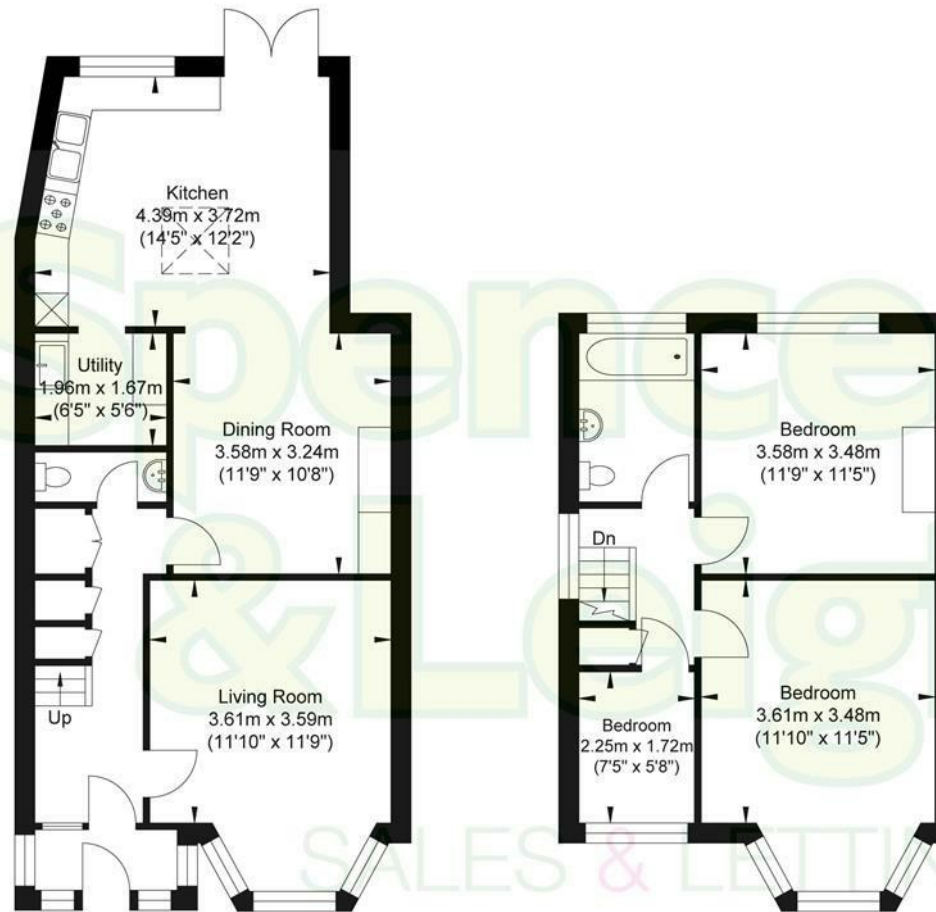
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Craignair Avenue



Ground Floor
Approximate Floor Area
634.31 sq ft
(58.93 sq m)

First Floor
Approximate Floor Area
436.58 sq ft
(40.56 sq m)

Approximate Gross Internal Area = 99.49 sq m / 1070.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.