

**Spencer  
& Leigh**



**6 Thornhill Avenue, Patcham, Brighton, BN1 8RG**

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Brighton, BN1 8RG

Guide Price £600,000 - £650,000 Freehold

- Stunning semi-detached home
- Four bedrooms
- Open-plan living/kitchen/dining room with skylights and bi-fold doors
- Central island in kitchen
- Ground floor shower room & First floor family bathroom
- Neutral colour palette throughout
- Hardstand parking at front with EV charging point
- Popular Patcham location with Mackie Ave Green at the end of the road
- Viewing highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE: £600,000 to £650,000

This stunning semi-detached home is a true gem that has undergone significant improvements and extensions. With four spacious bedrooms, this home is perfect for families or anyone seeking extra space.

As you enter, you will be captivated by the remarkable open-plan living, kitchen, and dining area, which features a stylish central island. This layout makes it an ideal space for entertaining guests or enjoying family meals. The neutral colour palette throughout the property creates a warm and inviting atmosphere, allowing you to simply move in and enjoy.

The first-floor landing is wide and would allow for a desk and chair to be placed here, making a convenient study area.

The house includes a convenient ground-floor shower room, as well as a family bathroom on the first floor, ensuring ample facilities for all residents. Additionally, the hard-standing parking and EV charging point at the front of the house provides practicality and ease for those with electric vehicles.

Situated in a popular residential location, this home offers a perfect blend of comfort and convenience, with local amenities and transport links just a short distance away. This property is not just a house; it is a place where lasting memories can be made. Don't miss the opportunity to make this stunning home your own!



Thornhill Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Matalan, Dunelm, Pets at Home 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

Kitchen/Dining/Living Room

30'4 x 17'5

G/f Bedroom

16'9 x 11'1

G/f Bedroom

10'2 x 7'4

G/f Shower Room/WC

Stairs rising to First Floor

Bedroom

13'4 x 8'5

Bedroom

13'3 x 10'

Family Bathroom

OUTSIDE

Rear Garden

Private Driveway and EV Charging

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private Driveway with EV charging and un-restricted on-street parking

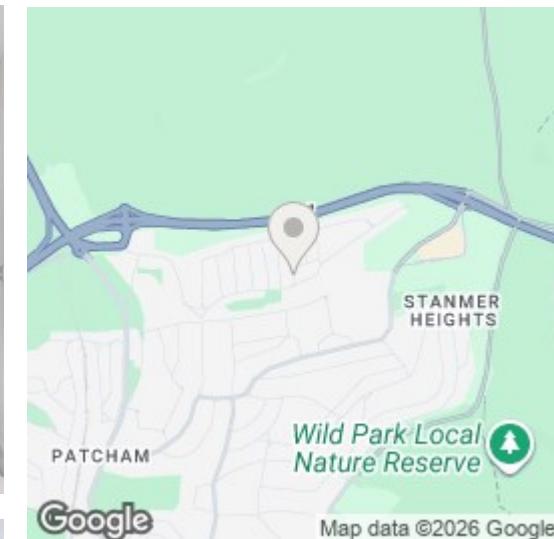
Broadband: Standard 6 Mbps, Superfast 58 Mbps, Ultrafast 1800 Mbps available (Ofcom checker)

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.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   | 72      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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# Thornhill Avenue



Ground Floor  
Approximate Floor Area  
915.25 sq ft  
(85.03 sq m)

First Floor  
Approximate Floor Area  
425.06 sq ft  
(39.49 sq m)

Approximate Gross Internal Area = 124.52 sq m / 1340.31 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.