

**Spencer
& Leigh**



11 Baransraig Avenue, Patcham, Brighton, BN1 8RF

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Offers Over £585,000 - Freehold

- Stunning family home
- Immaculately presented
- Three-storey layout
- Four spacious bedrooms
- Two modern bathrooms
- Westerly facing garden
- Bar/workshop in garden
- Private front hardstanding
- Vendor suited
- Scope to extend STNC

This stunning semi-detached house offers an exceptional family living experience. Spanning an impressive 1,306 square feet, the property is beautifully presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

The home boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With four well-proportioned bedrooms, there is ample space for everyone, complemented by two modern bathrooms that provide convenience and comfort.

One of the standout features of this property is its favoured westerly facing garden, which is wider than average due to the removal of the garage. This delightful outdoor space is ideal for family gatherings, gardening enthusiasts, or simply unwinding in the sun. At the far end of the garden, you will find a versatile bar, workshop, or studio, offering endless possibilities for hobbies or relaxation.

The property is set over three storeys, providing a sense of space and privacy. Additionally, there is private hardstanding at the front, allowing for parking of up to two vehicles, a valuable asset in this sought-after area.

With scope to further extend the property, subject to necessary planning consent, this home presents an exciting opportunity for those looking to create their dream living space. Whether you are a growing family or seeking a peaceful retreat, this immaculate residence on Baransraig Avenue is not to be missed.



Baransraig 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
13'9 x 11'9

Kitchen
17'5 x 11'8

Conservatory
11'1 x 10'8

Stairs rising to First Floor

Bedroom
11'10 x 11'10

Bedroom
11'10 x 11'1

Bedroom
7'10 x 7'4

Family Bathroom

Stairs rising to Second Floor

Bedroom
18'7 x 17'8

En-suite Shower Room/WC

OUTSIDE

Rear Garden

Bar
9'8 x 9'8

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Shared Driveway, Private Hardstand and unrestricted on-street parking

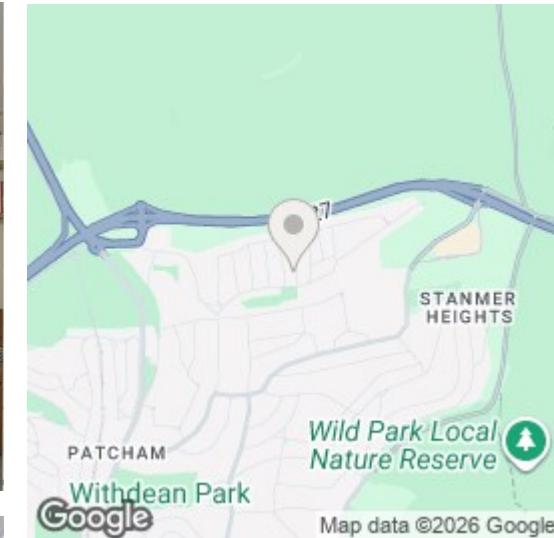
Broadband: Standard 7 Mbps, Superfast 170 Mbps & Ultrafast 1800 Mbps available (Ofcom checker)

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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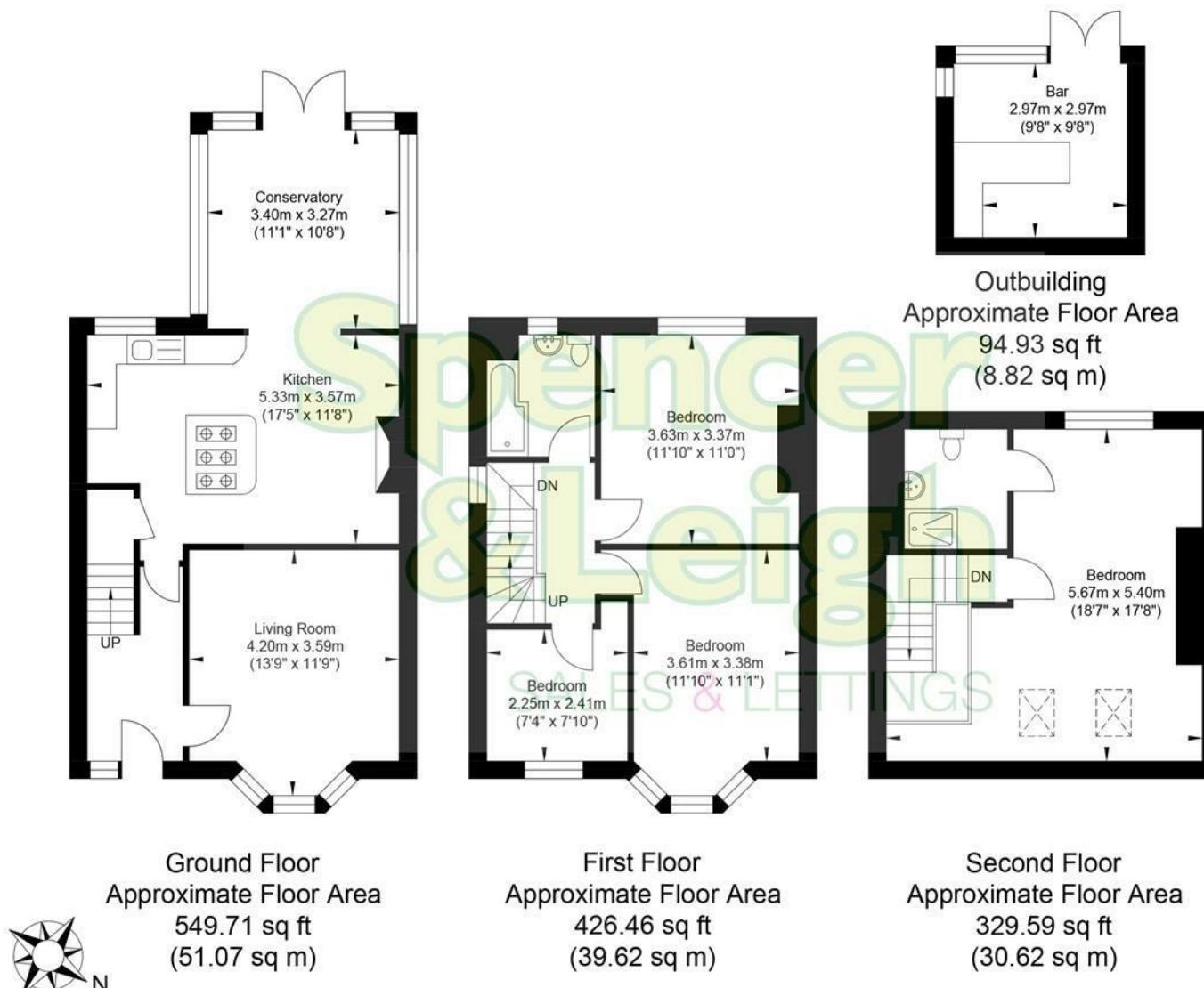


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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Baranscraig Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 121.31 sq m / 1305.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.