

Spencer  
& Leigh

16 Highview Road, Patcham, Brighton, BN1 8WT



## 16 Highview Road, Patcham, Brighton, BN1 8WT

Price £650,000 - Freehold

- Extended detached family home
- No ongoing chain
- Scope to modernise and improve
- Private driveway, parking and full length garage
- Spacious living room, dining room & sun room
- Extended kitchen/utility room
- Ground floor cloakroom, first floor family bathroom
- Three good size first floor bedrooms
- Large rear garden with lawn and patio area
- Exclusive to Spencer & Leigh, viewing recommended

Nestled in the tranquil neighbourhood of Highview Road, Brighton, this charming extended detached family house offers a wonderful opportunity for those seeking a comfortable and spacious home. With a generous area of 1,273 square feet, the property boasts three well-proportioned reception rooms, perfect for both entertaining guests and enjoying family time.

The house features three inviting bedrooms, providing ample space for a growing family or guests. The single bathroom is conveniently located, ensuring ease of access for all. The property benefits from gas-fired central heating, ensuring warmth and comfort throughout the colder months.

One of the standout features of this home is the private driveway with parking for a couple of cars alongside a double-length garage that offers additional storage space. The quiet residential location enhances the appeal, making it an ideal retreat from the hustle and bustle of city life.

While the property is already a delightful family home, there is also significant scope to modernise and improve, allowing new owners to put their personal stamp on the space. With no ongoing chain, this home is ready for immediate occupation, making it a hassle-free option for prospective buyers.

In summary, this detached family house on Highview Road presents a rare opportunity to acquire a spacious and adaptable home in a peaceful setting, with the potential for further enhancement. Don't miss your chance to make this property your own.



Highview Road is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.





Entrance  
Entrance Hallway  
Living Room  
24'3 x 12'5  
Dining Room  
10'5 x 8'6  
Sunroom  
10'5 x 7'10  
Kitchen  
8'11 x 7'10  
Utility Room  
10'5 x 8'6  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
12'5 x 11'9  
Bedroom  
11'9 x 11'1  
Bedroom  
9'10 x 7'9  
Family Bathroom  
OUTSIDE  
Rear Garden  
Garage  
30'2 x 7'10  
Property Information  
Council Tax Band E: £2,857.63 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Garage, Private Driveway and un-restricted on street parking  
Broadband: Standard 8 Mbps, Superfast 130 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](http://www.spencerandleigh.co.uk)

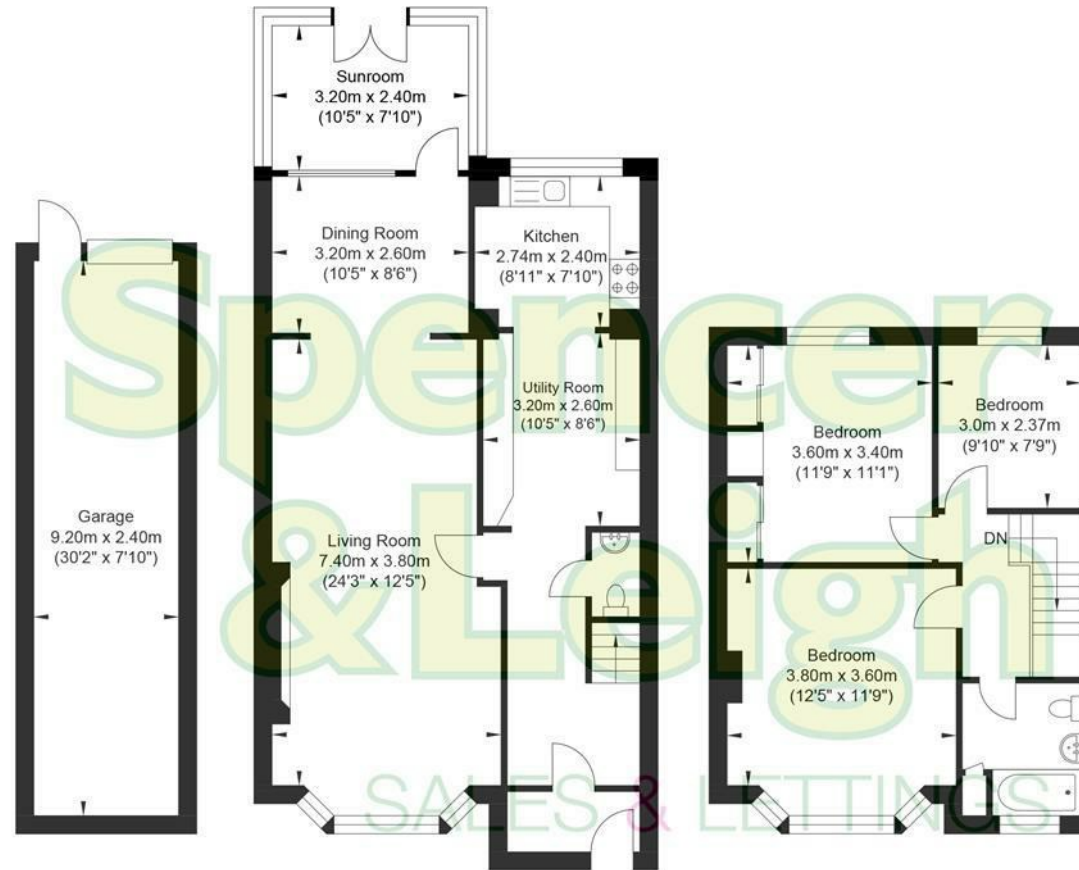


Council:- BHCC  
Council Tax Band:- E

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         | 76                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 49      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Spencer  
& Leigh

# Highview Road



Garage  
Approximate Floor Area  
237.66 sq ft  
(22.08 sq m)

Ground Floor  
Approximate Floor Area  
788.99 sq ft  
(73.30 sq m)

First Floor  
Approximate Floor Area  
483.94 sq ft  
(44.96 sq m)



Approximate Gross Internal (Excluding Garage) Area = 118.26 sq m / 1272.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.