

**Spencer  
& Leigh**

**16 Portfield Avenue, Patcham, Brighton, BN1 8TG**



## 16 Portfield Avenue, Patcham, Brighton, BN1 8TG

Offers In The Region Of £475,000 - Freehold

- Spacious semi detached home
- Three bedrooms
- Well presented throughout
- 17' Open plan kitchen/dining room
- 14' Formal living room to the front
- Useful loft room with 'Velux' window
- Level lawn rear garden with gated side access
- Popular residential location
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This charming semi-detached house is located on Portfield Avenue in the delightful area of Patcham, Brighton. With a spacious living area of 1,050 sq ft, this property is perfect for a growing family or those who enjoy entertaining.

Upon entering, you are welcomed by a cosy reception room, ideal for relaxing after a long day or hosting guests. The house features three lovely bedrooms, providing ample space for restful sleep or a home office setup for remote work.

Additionally, there is a useful loft room accessible via a ladder, which offers versatility and includes a Velux window for natural light.

The property also boasts a well-maintained bathroom and a convenient ground-floor cloakroom/WC, ensuring comfort for all residents. Parking is hassle-free, with space available for one vehicle—a valuable asset in this busy neighbourhood.

Situated in the heart of Patcham, this house offers easy access to local amenities, schools, and green spaces, making it a wonderful place to call home. Don't miss the opportunity to own this lovely property in a sought-after location. Contact us today to arrange a viewing and make this house your own!



Portfield Avenue is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Pets at Home and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance

Entrance Hallway

Reception Room  
14'4 x 11'9

Kitchen/Dining Room  
17'8 x 11'9

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
14'9 x 10'5

Bedroom  
11'9 x 10'9

Bedroom  
8'2 x 6'10

Family Bathroom

Loft Room  
15'5 x 11'5

OUTSIDE

Rear Garden

Property Information

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

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

Parking: Shared driveway and un-restricted on street parking

Broadband: Standard 29 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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Portfield Avenue



Approximate Gross Internal Area = 97.54 sq m / 1049.91 sq ft

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