

**Spencer
& Leigh**



17 Sanyhills Avenue, Patcham, Brighton, BN1 8UL

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Guide Price £475,000 - £500,000 Freehold

- Attractive semi-detached family home
- Three bedrooms
- Immaculately presented
- Spacious open-plan living/kitchen/dining room
- Modern family bathroom
- Delightful West facing rear garden
- Potential to extend at the rear & into the loft STNC
- Private hardstanding
- Garage
- Viewing highly recommended

GUIDE PRICE £475,000 - £500,000

Situated in the charming neighbourhood of Sanyhills Avenue, Patcham, this attractive semi-detached family home offers a perfect blend of comfort and style. The property boasts three bedrooms, with the potential to extend at the rear and into the loft, offering the opportunity to further personalise the home to suit your needs, subject to the usual consents.

The heart of the home is undoubtedly the spacious open-plan living/kitchen dining area, which overlooks a delightful West-facing rear garden. This layout not only enhances the sense of space but also allows for an abundance of natural light to flood the interior, creating a warm and welcoming atmosphere.

Outside, the property features a private hardstanding at the front, providing off street parking, along with a garage for added convenience. The rear garden is a true gem, perfect for outdoor gatherings or simply enjoying the sunshine.

This immaculately presented home is not just a property; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities and transport links.



Viewing is considered a necessity to appreciate what this family home is offering. Situated in a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Matalan, Pets at Home, Dunelm, Argos and Asda, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. 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
13'2 x 11'7

Kitchen/Dining Room
17'8 x 11'11

Stairs rising to First Floor

Bedroom
13'11 x 11'2

Bedroom
11'11 x 11'2

Bedroom
7'4 x 6'1

Family Bathroom
6'10 x 6'

OUTSIDE

Rear Garden

Garage
15'4 x 8'1

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Shared Driveway, Private Hardstand and un-restricted on-street parking
Broadband: Standard 7 Mbps, Superfast 202 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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



Sanyhills Avenue



Approximate Gross Internal Area (Excluding Garage) = 79.96 sq m / 860.68 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.