



8 Heston Avenue, Patcham, Brighton, BN1 8UP

Spencer
& Leigh

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Brighton, BN1 8UP

Guide Price £450,000 - £500,000 Freehold

- Semi detached chalet style bungalow
- Three good size bedrooms, two on G/Floor
- Spacious living room with feature fireplace
- Fitted kitchen leading to conservatory
- Two ground floor double bedrooms
- Ground floor cloakroom
- First floor double bedroom
- First floor family bathroom
- Large level rear garden, potential for parking
- Potential for further extension STNC

GUIDE PRICE £450,000 - £475,000

Offered For Sale with no ongoing chain is this superbly presented three bedroom chalet style semi detached family home. The property features a large lawned rear garden and potential to extend further STNC. The property would suit both families and buyers looking to downsize who desire plenty of living space and a flat garden, perfect to entertain friends and family. The main living room has a spacious feel with a feature fireplace as a focal point, from here the fitted kitchen and the conservatory connect and from the conservatory there is access to the rear garden. The rear garden has been well maintained with a level lawn, fruit trees and manicured conifer hedging. Also on the ground floor are two similar sized double bedrooms and a separate cloakroom. On the first floor there is a further double bedroom and family bathroom. There is plenty of storage space within a large walk in loft which could provide additional bedroom space or a home office STNC. There is a shared driveway which would have originally accessed a garage which has been removed in favour of a larger garden. There is also potential to create off road parking on the front garden should it be desired. Viewing is highly recommended to fully appreciate this much loved home which is exclusive to Spencer & Leigh.



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 and Asda stores, 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

Sitting/Dining Room
16'10 x 11'11

Kitchen
9'5 x 7'5

Conservatory
9'4 x 8'3

G/f Bedroom
11'10 x 10'6

G/f Bedroom
11'10 x 10'1

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom
12'11 x 10'11

Family Bathroom
8'5 x 7'3

Storage
15'1 x 10'10

OUTSIDE

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Shared driveway and un-restricted on-street parking
Broadband: Standard 7 Mbps, Superfast 287 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

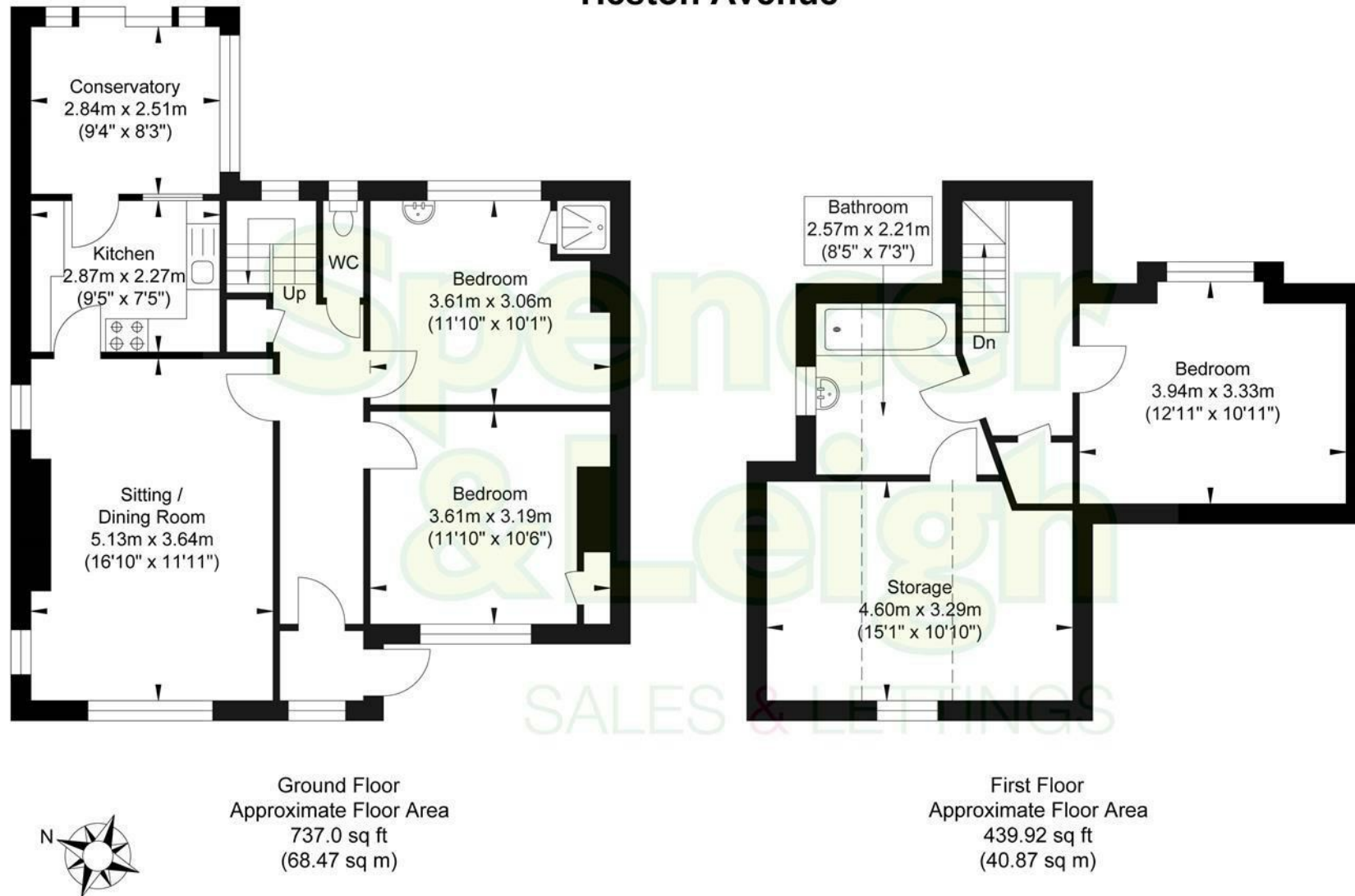


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Heston Avenue



Approximate Gross Internal Area = 109.34 sq m / 1176.92 sq ft

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