

**Spencer
& Leigh**



33 Rustington Road, Patcham, Brighton, BN1 8DQ

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Offers In Excess Of £450,000 - Freehold

- Modern semi detached chalet bungalow
- Three bedrooms
- 15' lounge with French doors leading to the garden
- Recently upgraded ECU, boiler and cavity wall insulation
- Well presented throughout
- Cul-de-sac location
- Conservatory/dining room
- South facing rear garden
- Private covered driveway
- Internal inspection highly recommended

Located in a quiet cul-de-sac, this modern three-bedroom chalet bungalow is definitely one to view. The property boasts a spacious 15-foot lounge with double-glazed French doors that overlook the rear garden, complemented by a limestone fireplace.

The modern fitted kitchen has ample space for appliances and leads into a double-glazed conservatory/dining room. On the ground floor, you'll find a contemporary bathroom with a white suite, as well as two bedrooms. Conveniently, there is further utility space on the ground floor. The third bedroom is located on the first floor.

Outside, there is a private driveway with a parking space and a small, level rear garden that includes a patio and lawn, offering views toward the South Downs.

Internal inspection is highly recommended to appreciate this lovely home.



Rustington Road is a sought after residential road in Patcham within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Entrance

Entrance Hallway

Living Room

15'4 x 10'9

Dining Room

13'5 x 7'9

Kitchen

9'9 x 9'9

Utility Room

8' x 3'2

G/f Bedroom

14'9 x 10'8

G/f Bedroom

9'9 x 8'11

G/f Shower Room/WC

Stairs rising to First Floor

Bedroom

13'7 x 12'1

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,182.92 2025/2026

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

Parking: Off road parking and un-restricted on street parking

Broadband: Standard 7 Mbps, Superfast 159 Mbps, Ultrafast 1800

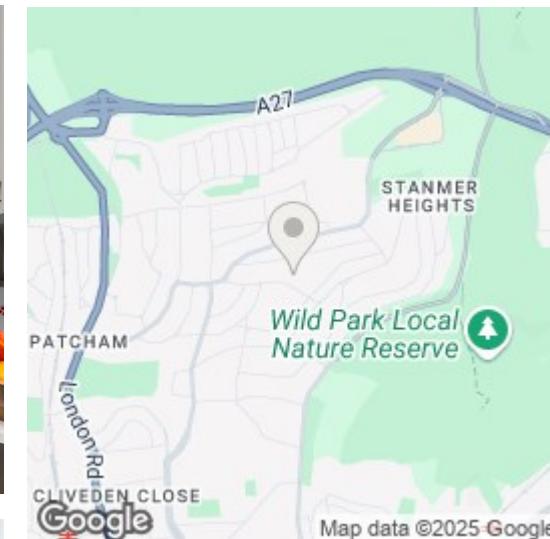
Mbps available (Ofcom checker)

Mobile: Fair/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

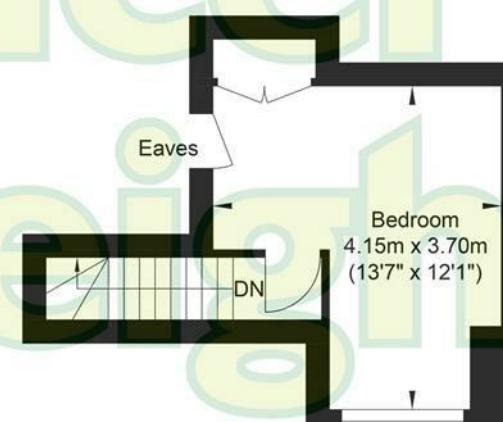
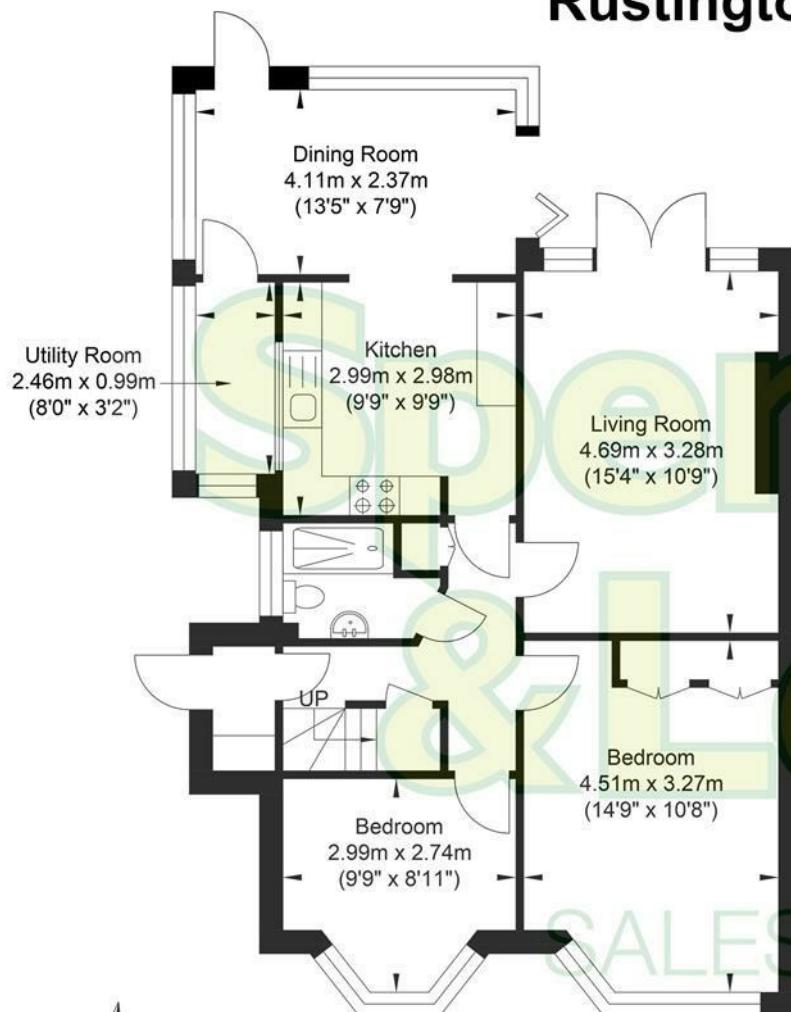
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	56	
(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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Rustington Road



First Floor
Approximate Floor Area
173.72 sq ft
(16.14 sq m)

Approximate Gross Internal Area = 86.84 sq m / 934.72 sq ft

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