

Spencer
& Leigh



141 Braeside Avenue, Patcham, Brighton, BN1 8SQ

141 Braeside Avenue, Patcham,
Brighton, BN1 8SQ

Offers Over £550,000 - Freehold

- Beautifully presented semi detached home
- Three good size bedrooms
- Two bathrooms
- Formal living room and open plan kitchen/dining room
- Separate office in the garden
- Landscaped rear garden
- Private hardstanding at the front
- Well presented throughout
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

Upon entering, you are greeted by a welcoming hallway that leads to the principal reception rooms. The property boasts three versatile reception areas, providing ample space for both relaxation and entertaining. The main living room is a bright and airy space, perfect for unwinding after a long day, with large windows allowing natural light to flood the room. The additional reception rooms offer flexibility, ideal for a formal dining room, a cosy snug, or a dedicated play area for children. WE LOVE the seamless flow between these spaces, making it perfect for modern family living.

Upon entering, you are greeted by a welcoming hallway that leads to the principal reception rooms. The property boasts a formal living room and open plan kitchen/dining room, providing ample space for both relaxation and entertaining. The main living room is a bright and airy space, perfect for unwinding after a long day, with large windows allowing natural light to flood the room. The additional reception rooms offer flexibility, ideal for a formal dining room, a cosy snug, or a dedicated play area for children. WE LOVE the seamless flow between these spaces, making it perfect for modern family living.

Step outside to discover the landscaped rear garden. The garden is low-maintenance yet visually stunning, creating an extension of the indoor living space. Imagine spending warm evenings here with family and friends, creating lasting memories.

Located in the desirable Braeside Avenue, this property benefits from excellent local amenities, including reputable schools, convenient transport links, and a variety of shops and services. Brighton's vibrant city centre, with its eclectic mix of independent boutiques, renowned restaurants, and cultural attractions, is just a short distance away. The beautiful Sussex coastline is also easily accessible, offering stunning beaches and scenic walks.



Braeside Avenue is a highly sought after area and also ideally situated for all amenities, shops and supermarkets including M & S food 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
Living Room
19'3 x 10'10
Kitchen/Dining Room
22'9 x 10'5
G/f Shower Room/WC
Stairs rising to First Floor

Bedroom
10'6 x 10'6
Bedroom
10'6 x 10'4

Bedroom
9'4 x 9'2
Family Bath/Shower Room/WC

OUTSIDE

Rear Garden
Home Office
9'7 x 8'5

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on-street parking
Broadband: Standard 6 Mbps, Superfast 195 Mbps. Ultrafast 1000 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

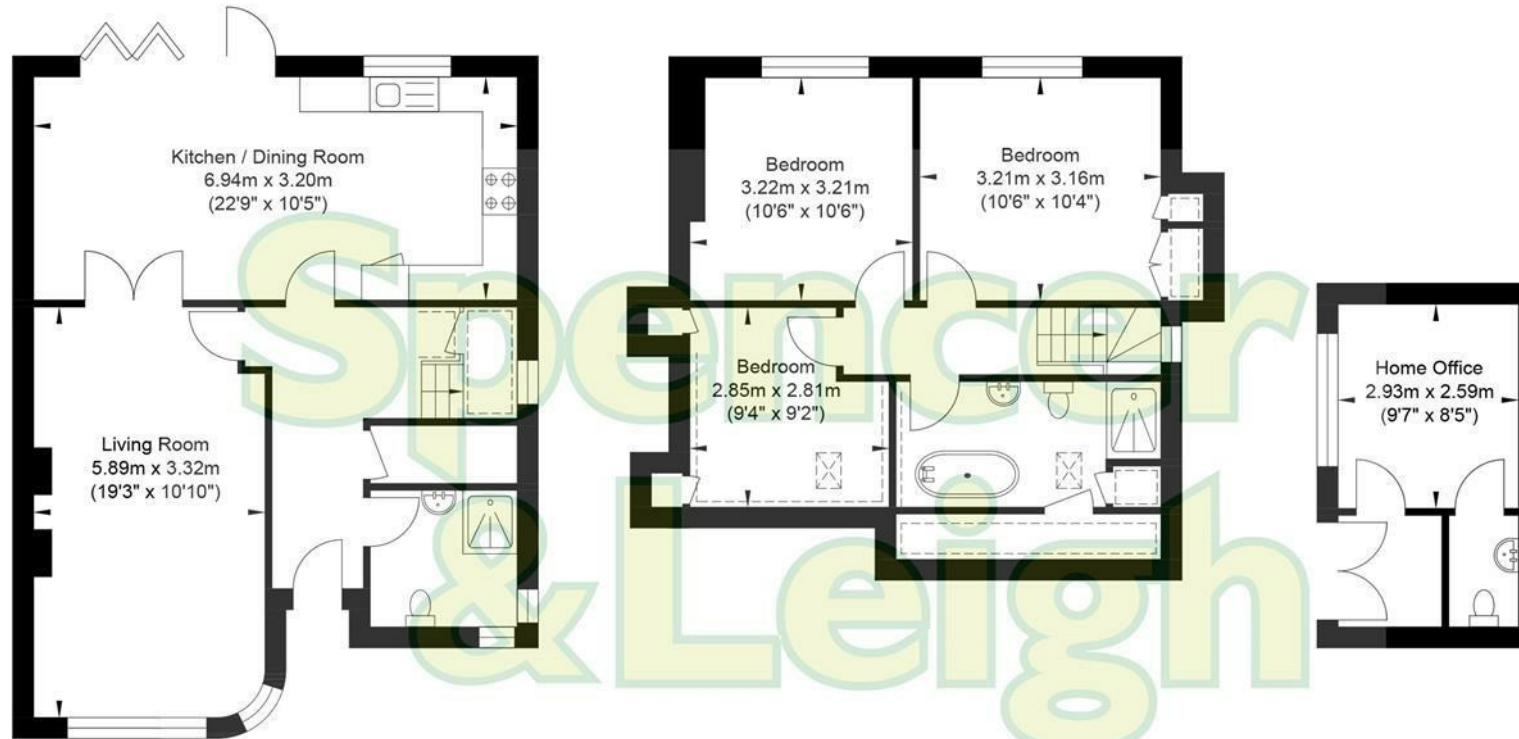


Council:- BHCC
Council Tax Band:- C

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

Spencer
& Leigh

Braeside Avenue



SALES & LETTINGS



Ground Floor
Approximate Floor Area
625.81 sq ft
(58.14 sq m)

First Floor
Approximate Floor Area
494.49 sq ft
(45.94 sq m)

Outbuilding
Approximate Floor Area
129.16 sq ft
(12.0 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 104.08 sq m / 1120.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.