



32 Plymouth Avenue, Bevendean, Brighton, BN2 4JB

**Spencer  
& Leigh**

## 32 Plymouth Avenue, Patcham, Brighton, BN2 4JB

Offers In The Region Of £450,000 - Freehold

- Detached bungalow
- 17' Living Room overlooking the rear garden
- Three bedrooms
- Potential to extend, STNC
- Useful storage rooms situated underneath the property
- Requires some modernisation
- Modern fitted shower room
- Private driveway and garage
- No onward chain
- Internal inspection recommended

This charming detached bungalow is located on Plymouth Avenue, Brighton and benefits from far reaching downland views at the rear. The spacious accommodation boasts an impressive 1,314 square feet of living space, offering ample room for families or those seeking a comfortable home.

The bungalow features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The good-sized living room overlooks the well-maintained rear garden. With three well-proportioned bedrooms, there is plenty of space for rest and relaxation. The bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the generous parking available, accommodating up to three vehicles, which is a rare find in this area. Additionally, the bungalow presents an exciting opportunity for modernisation, allowing you to put your personal touch on the home and create the perfect living environment. There is also potential to extend the property, subject to the necessary planning permissions, which could further enhance its appeal and value.

For those in need of extra storage, the bungalow offers useful space at the rear, located underneath the property, providing a practical solution for keeping your belongings organised or having further potential to extend and convert, subject to necessary consents.

This delightful bungalow is not only a fantastic opportunity for buyers looking to invest in a property with potential but also a wonderful place to call home. With its prime location in Bevendean, you will enjoy the benefits of a friendly community while being just a short distance from the vibrant city of Brighton. Don't miss the chance to make this property your own.



On the outskirts of Brighton & Hove this property offers easy access to the universities, Falmer Stadium and sporting facilities and the South Downs. Travel networks in and out of the city are also easily available.



Entrance  
 Entrance Hallway  
 Sitting/Dining Room  
 17'4 x 11'6  
 Kitchen  
 11'4 x 7'7  
 Breakfast Room  
 9'1 x 7'7

Bedroom  
 12'10 x 11'6  
 Bedroom  
 11'5 x 10'8  
 Bedroom  
 10'9 x 7'11

Shower Room/WC

OUTSIDE

Garage  
 13'9 x 8'2

Under House Storage  
 23'11 x 7'7

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on-street parking

Broadband: Standard 3 Mbps, Superfast 80 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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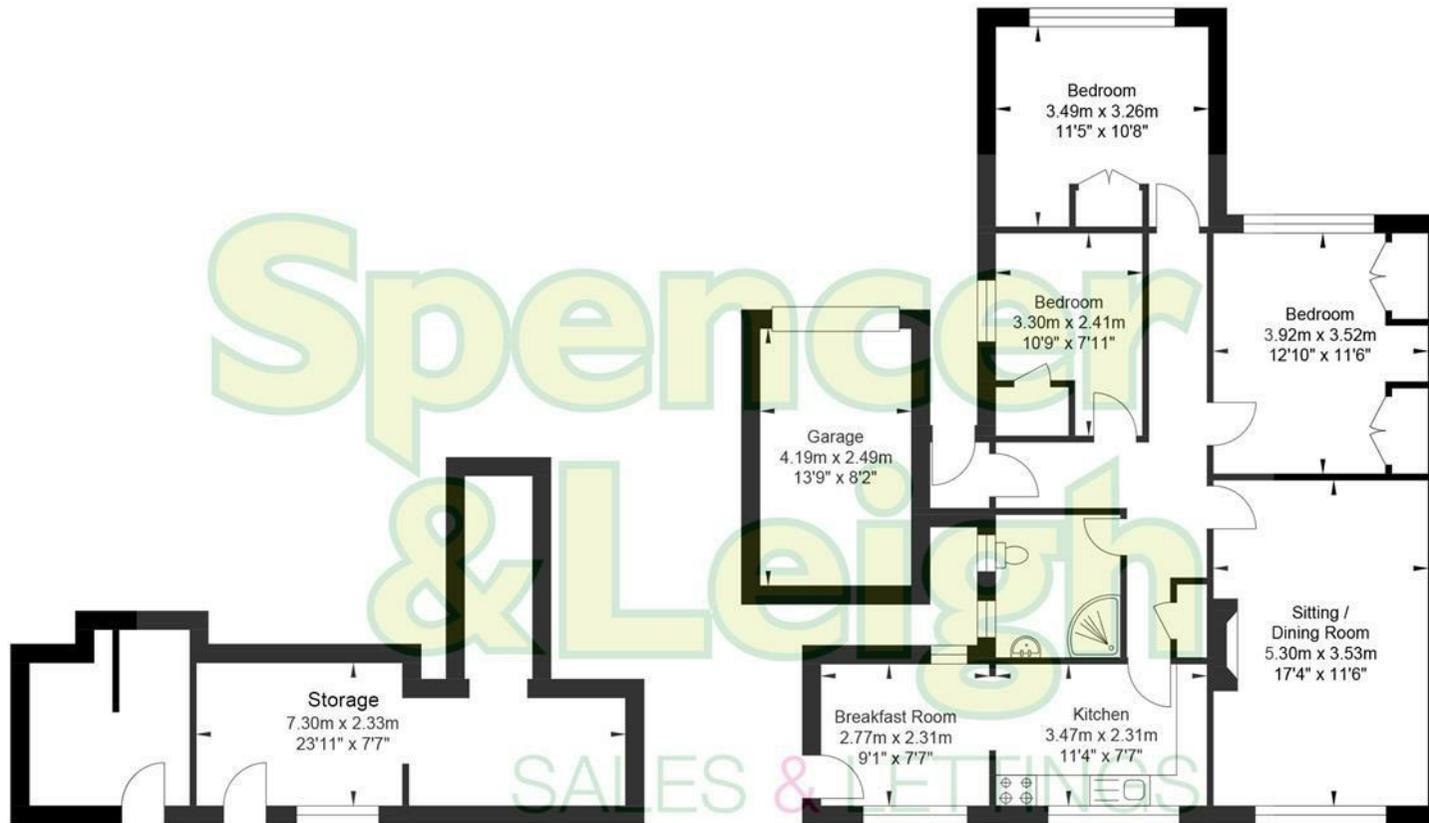
Council:- BHCC  
 Council Tax Band:- D

### 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>	70	76
(55-68) <b>D</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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# Plymouth Avenue



Lower Ground Floor  
Approximate Floor Area  
275.77 sq ft  
(25.62 sq m)

Ground Floor  
Approximate Floor Area  
1037.85 sq ft  
(96.42 sq m)

Approximate Gross Internal Area = 122.04 sq m / 1313.62 sq ft

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