

37 Stoneleigh Avenue, Patcham, Brighton, BN1 8NP

Spencer  
& Leigh





## 37 Stoneleigh Avenue, Patcham, Brighton, BN1 8NP

Guide Price £500,000 - £525,000 Freehold

- Spacious semi detached bungalow
- Stunning rear garden with large manicured lawn
- 19' x 12' Living room with bay window
- Potential to extend, STNC
- Immaculate show home condition
- Two double bedrooms both having fitted wardrobes
- Popular residential road within Patcham
- Shared drive & garage
- Separate gated hardstand accessed via Stoneleigh Close
- Exclusive to Spencer & Leigh

GUIDE PRICE £500,000 to £525,000

This stunning semi-detached bungalow offers spacious and comfortable living with two double bedrooms. The property boasts the potential to extend into the roof void, as neighbouring properties have done, if needed. The standout feature of this property is the beautiful rear garden, which includes a large, gently sloping lawn, manicured trees, a greenhouse and shrubs. An added bonus is the shared drive leading to a garage, plus gated access to the rear of the property providing a large hardstand, which is perfect for a boat, motor home or caravan.

Inside, you'll find a 19' x 12' lounge with a feature bay and ample space for a dining table and chairs. The 11' fitted kitchen includes some integrated appliances and benefits from a bright aspect with windows and a door overlooking the rear garden. The bathroom is simply stunning, featuring a white fitted suite with a shower over the bath.

Beautifully manicured, the rear garden is a true delight with a perfect lawn, patio area and mature well-stocked borders. We highly recommend arranging an internal inspection through the vendor's chosen local agent, Spencer & Leigh, to truly appreciate all that this property has to offer.



Stoneleigh Avenue is situated in a quiet and desirable area of Patcham with easy access to local bus and travel networks. There are what are considered to be good local schools catering for all ages along with a selection of local shops and restaurants.



Entrance

Entrance Hallway

Living Room  
19'5 x 12'

Kitchen  
11'8 x 9'5

Bedroom  
12'11 x 11'11

Bedroom  
12'11 x 11'11

Family Bathroom

OUTSIDE

Rear Garden

Garage  
15'6 x 8'2

Property Information

Council Tax Band D: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared driveway and un-restricted on street parking

Broadband: Standard 14 Mbps, Superfast 86 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](http://www.spencerandleigh.co.uk)



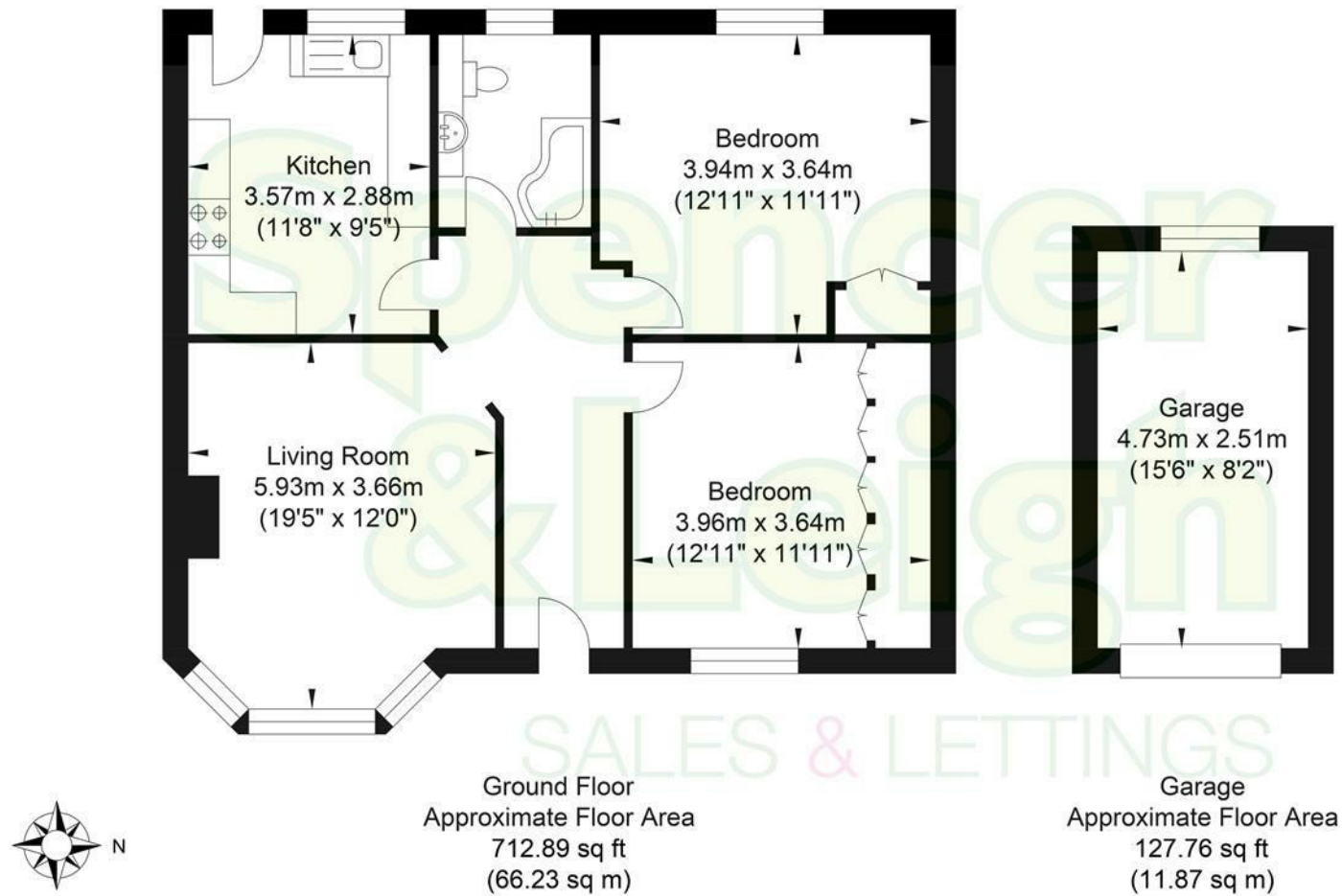
Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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

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# Stoneleigh Avenue



Approximate Gross Internal Area = 78.10 sq m / 840.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.