

**Spencer  
& Leigh**



**12 Woodbourne Avenue, Patcham, Brighton, BN1 8EQ**

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Offers In Excess Of £425,000 - Freehold

- Semi detached family home
- Three bedrooms arranged over the ground and first floor
- No ongoing chain
- Bay fronted living room with views over The South Downs
- Shaker style fitted kitchen with appliances
- Extended dining room bathed in natural light
- White modern bathroom suite & WC
- Off road vehicle parking space
- Good size rear garden
- Exclusive to Spencer & Leigh

Set back from the road in an elevated position in Patcham, Brighton, is this delightful semi-detached chalet bungalow which offers a perfect blend of comfort and style. Spanning an impressive 984 square feet, this three-bedroom family home boasts panoramic views over the picturesque South Downs, making it an ideal retreat for those who appreciate natural beauty.

Upon entering, you are welcomed by a spacious living room featuring a striking bay window that not only enhances the room's character but also allows for an abundance of natural light. The shaker-style fitted kitchen is both functional and inviting, perfect for family meals and entertaining guests. The extended dining room further benefits from large windows, creating a bright and airy atmosphere that is sure to impress.

The property comprises three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The modern white bathroom suite is tastefully designed, ensuring a relaxing environment for your daily routines.

Additional highlights include off-street parking for one vehicle, offering convenience in this sought-after area. With no ongoing chain, this property is ready for you to move in and make it your own.

Exclusively available through Spencer and Leigh, we highly recommend scheduling a viewing to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to secure a property that combines comfort, style, and stunning views in one of Brighton's most desirable locations.



Woodbourne Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food, Pets at Home, Matalan 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 Room  
13'3 x 10'

Kitchen  
8'10 x 8'9

Kitchen/Dining Room  
15'5 x 11'8

Bedroom  
10'3 x 10'2

Bedroom  
8'6 x 7'6

Storage  
13'5 x 6'1

Family Bathroom

Stairs rising to First Floor

Bedroom  
19'11 x 11'9

OUTSIDE

Rear Garden

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

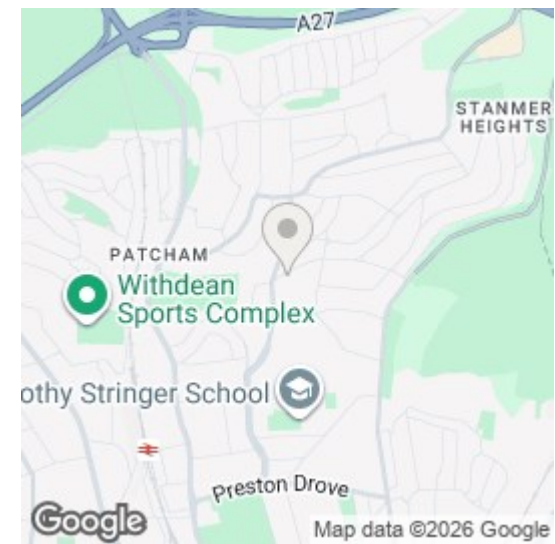
Broadband: Standard 16 Mbps, Superfast 198 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)

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:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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Ground Floor  
Approximate Floor Area  
761.65 sq ft  
(70.76 sq m)

First Floor  
Approximate Floor Area  
222.81 sq ft  
(20.70 sq m)



Approximate Gross Internal Area = 91.46 sq m / 984.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.