

Spencer  
& Leigh



15 Old Patcham Mews, Brighton, BN1 8YW

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Brighton, BN1 8YW

Offers In Excess Of £425,000 Freehold

- Delightful cottage style house
- Two double bedrooms
- Spacious lounge with french doors leading to rear garden
- Downstairs W.C
- Family bathroom
- Rear patio garden
- Garage En Bloc
- No onward chain
- Heart of Patcham Old Village
- Exclusive to Spencer & Leigh

Set in the heart of Patcham Old Village in a popular development of pretty cottages. The property has been redecorated throughout with freshly painted exterior and interior walls with the added benefit of new floor coverings. The ground floor layout comprises a 14' lounge with French doors to the rear garden, a fitted kitchen, and a cloakroom/WC. There are two double bedrooms, and a family bathroom at the first floor level. Outside there is a lawn front garden with the rear garden having a patio area and gated rear access. The property also benefits from no onward chain and a garage en bloc. Early viewing is highly recommended.

Council Tax Band: D £2,118.31 2022/2023



Old Patcham Mews is a much sought after location situated in Patcham Old Village. A regular bus service to the city and network links to London is located nearby. Local shopping facilities are also a short walk away in the village along with the nearby M&S Food, Next and Asda Superstore.

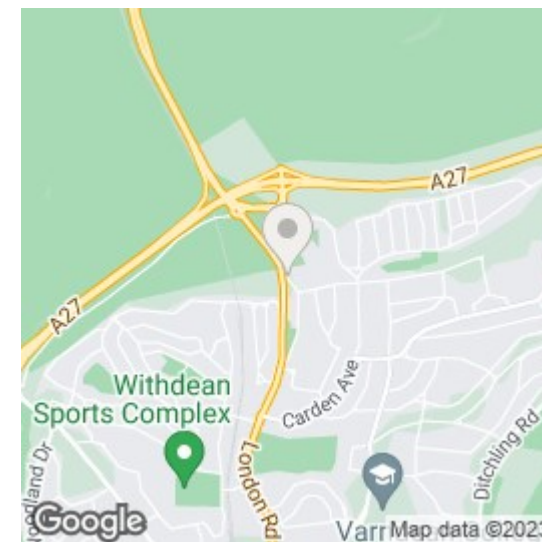


Entrance  
 Entrance Hallway  
 Living/Dining Room  
 14'5 x 13'1  
 Kitchen  
 10'7 x 6'6  
 G/F Cloakroom WC  
 Stairs rising to First Floor  
 Bedroom  
 13'1 x 8'6  
 Bedroom  
 13'1 x 8'2  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Garage  
 20'8 x 15'3

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)



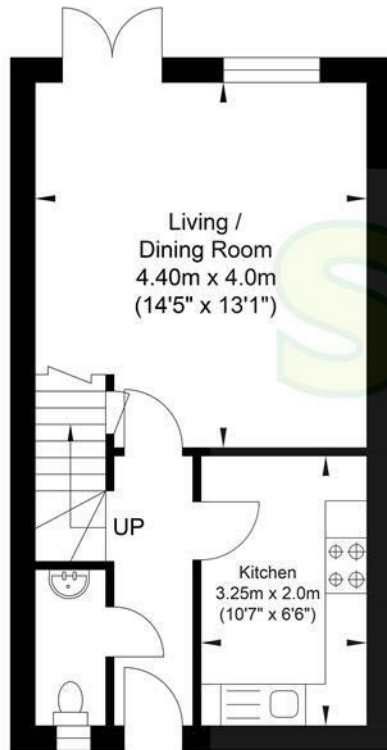
Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

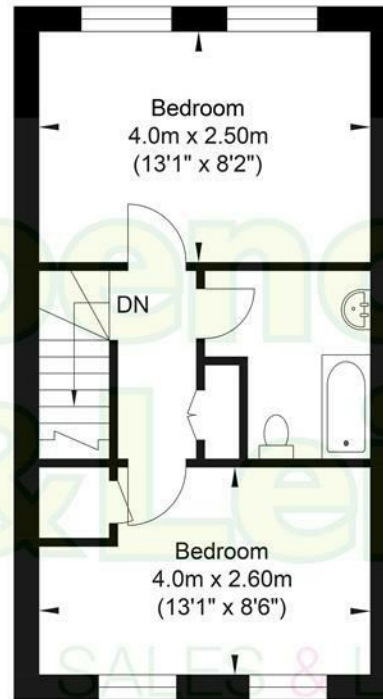
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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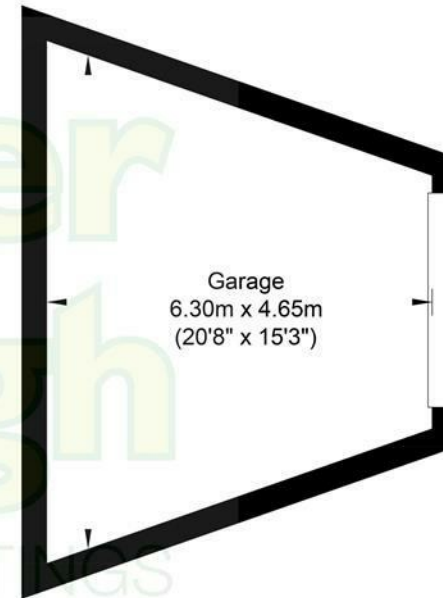
# Old Patcham Mews, Brighton



Ground Floor  
Approximate Floor Area  
333.68 sq ft  
(31.0 sq m)



First Floor  
Approximate Floor Area  
333.68 sq ft  
(31.0 sq m)



Garage  
Approximate Floor Area  
234.0 sq ft  
(21.74 sq m)



Approximate Gross Internal Area = 83.74 sq m / 901.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.