



43 Patchdean, Brighton, BN1 8LZ

Spencer  
& Leigh



## 43 Patchdean, Brighton, BN1 8LZ

Price £350,000 - Freehold

- Three Bedroom Terraced Home
- Popular Family Location
- No Onward Chain
- In Need of Modernisation
- Ideal Project
- Westerly Facing Rear Garden
- Convenient Downstairs W/C
- Close to Good Local Schools
- Walking Distance to Patcham Village
- Exclusive to Spencer & Leigh

Offered for Sale with no Onward Chain and in need of Modernisation is this Three-Bedroom Family Home. Set within 'Patchdean', a popular residential family location close to good local schools and Patcham Village itself - if you are looking for a project, then this could be the one for you!

Conveniently, the property consists of three good-sized bedrooms, all found on the first floor as well as a large walk in Shower Room. Previously laid carpets have already been removed, revealing floorboards in good condition allowing the next owner ease of choosing their next covering.

On the ground floor there is a generously sized Kitchen/Breakfast Room which overlooks the front of the property and has a range of basic floor and wall-mounted units on either side of an American Fridge Freezer and Range style Cooker currently in situ.

A large Living room and further handy storage span the rear of the property, which overlooks and leads out to the Westerly facing rear garden.

In our opinion, the property needs renovation but would make a delightful family home once completed, like it has been for many years prior.

Please call Spencer & Leigh today to arrange your internal viewing!



In a much sought after area situated close to Patcham Old Village with OFSTED 'Outstanding' & 'Good' rated schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home and Asda Superstore.





Entrance  
Entrance Hallway  
Living Room  
14'7 x 11'4  
Kitchen/Breakfast Room  
14'9 x 11'8  
G/f Cloakroom  
Stairs rising to First Floor

Bedroom  
13'7 x 8'9

Bedroom  
13' x 8'9

Bedroom  
9'11 x 8'9

Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 10 Mbps, Superfast 80 Mbps, Ultrafast

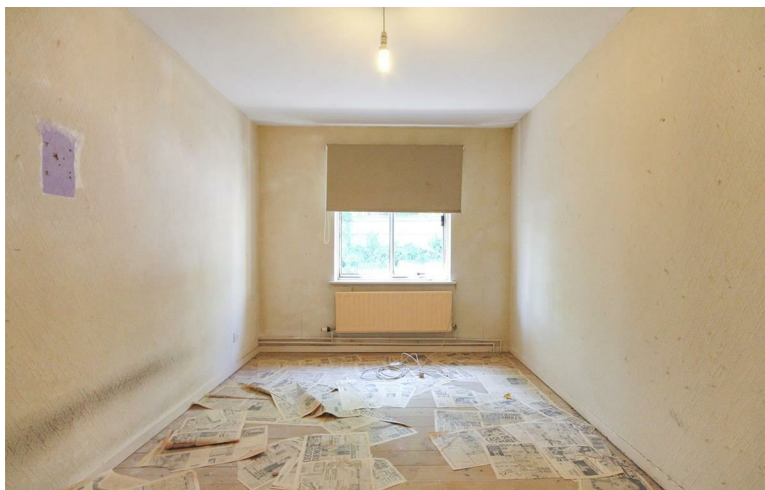
1000 Mbps available (OFCOM checker)

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)

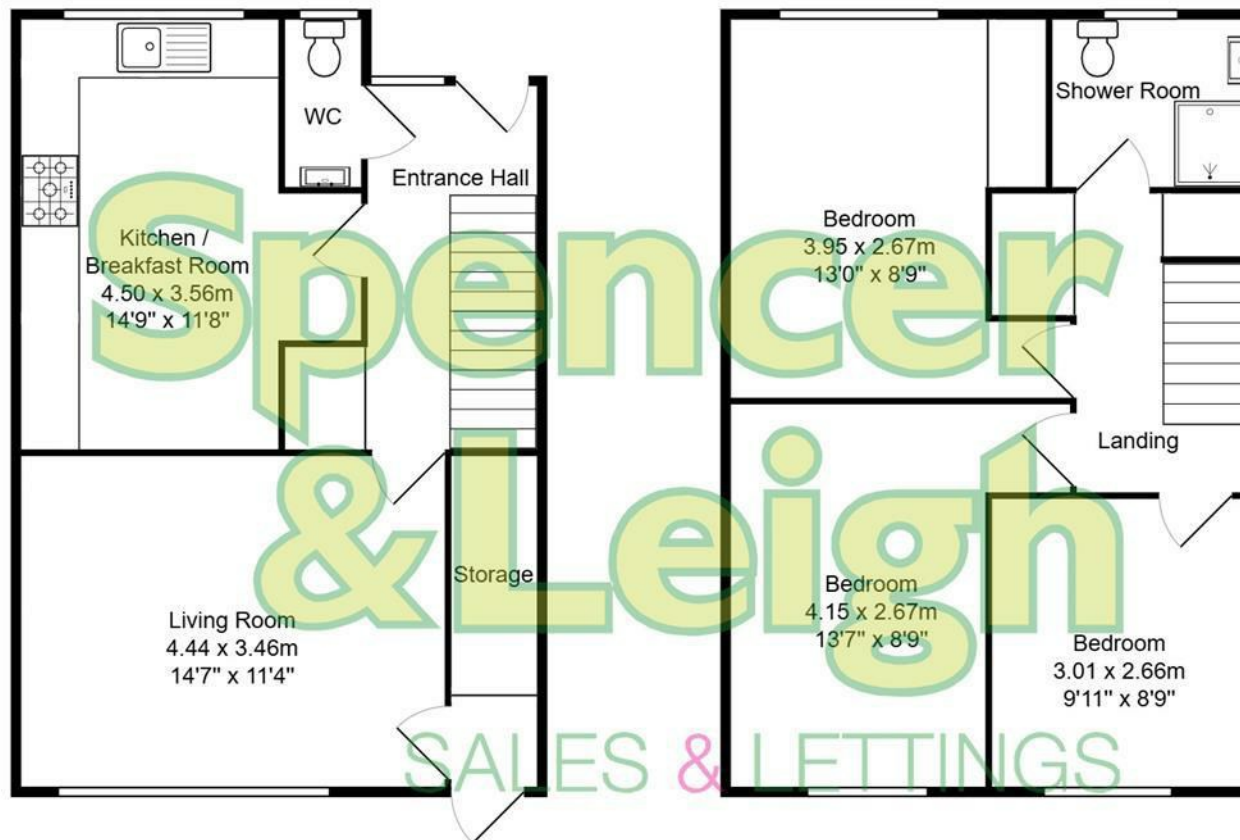


Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(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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**Ground Floor**  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

**First Floor**  
Area: 44.0 m<sup>2</sup> ... 474 ft<sup>2</sup>

**Total Area: 87.0 m<sup>2</sup> ... 937 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.