

Spencer
& Leigh



33 Craginair Avenue, Patcham, Brighton, BN1 8UG

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Guide Price £600,000 - £650,000 Freehold

- Extended semi detached family home
- Four spacious bedrooms
- Main bedroom with en suite shower room
- Separate living room with feature bay window
- Extended kitchen/dining/family room
- Three lovely first floor bedrooms & family bathroom
- Beautifully presented throughout, simply just move in
- Level rear garden with brick built garden studio room
- Parking at the front of the property with EV charger
- Exclusive to Spencer & Leigh, viewing recommended

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This extended semi detached family home benefits from a converted loft with main bedroom and en-suite shower room and full width ground floor extension to the rear, creating a delightful kitchen/dining/family room, perfect for entertaining. This delightful home is superbly presented and simply ready to just move in. On the first floor there are three further bedrooms along with a stylish family bathroom/WC. On the ground floor is a separate living room with feature bay window overlooking the street scape. The main hub of the home is the extended kitchen/dining/family space fitted with high gloss modern units and built in stainless steel appliances. Outside there is a paved patio and level lawn allowing direct access from the property to a spacious brick built garden studio and storage room. The property boasts parking for two cars at the front of the property on a paved driveway with an EV charge point. Call the owners exclusive agent Spencer & Leigh to book your viewing appointment.



Craginair Avenue is ideally situated for all amenities including shops and supermarkets including M&S food, Pets at Home, Matalan, Dunelm, Argos and Asda stores and what are considered to be good schools and colleges. 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
Living Room
13'4 x 11'5
Kitchen/Dining Room
30'8 x 17'6
G/f Cloakroom/WC
4'4 x 2'4
Stairs rising to First Floor
Bedroom
13'10 x 11'1
Bedroom
11'11 x 11'
Bedroom
7'6 x 6'1
Family Bathroom
6'9 x 5'10
Stairs rising to Second Floor
Bedroom
18'4 x 12'8
En-suite Shower Room/WC
6'10 x 6'1
OUTSIDE
Studio
11'1 x 10'7
Outbuilding
11'3 x 6'9
Basement/Crawl Space
23'8 x 6'7
Crawl Space
9'7 x 7'4
Rear Garden
Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Hardstand and unrestricted on-street parking
Broadband: Standard 7 Mbps, Superfast 86 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.

t: 01273 565566
w: www.spencerandleigh.co.uk

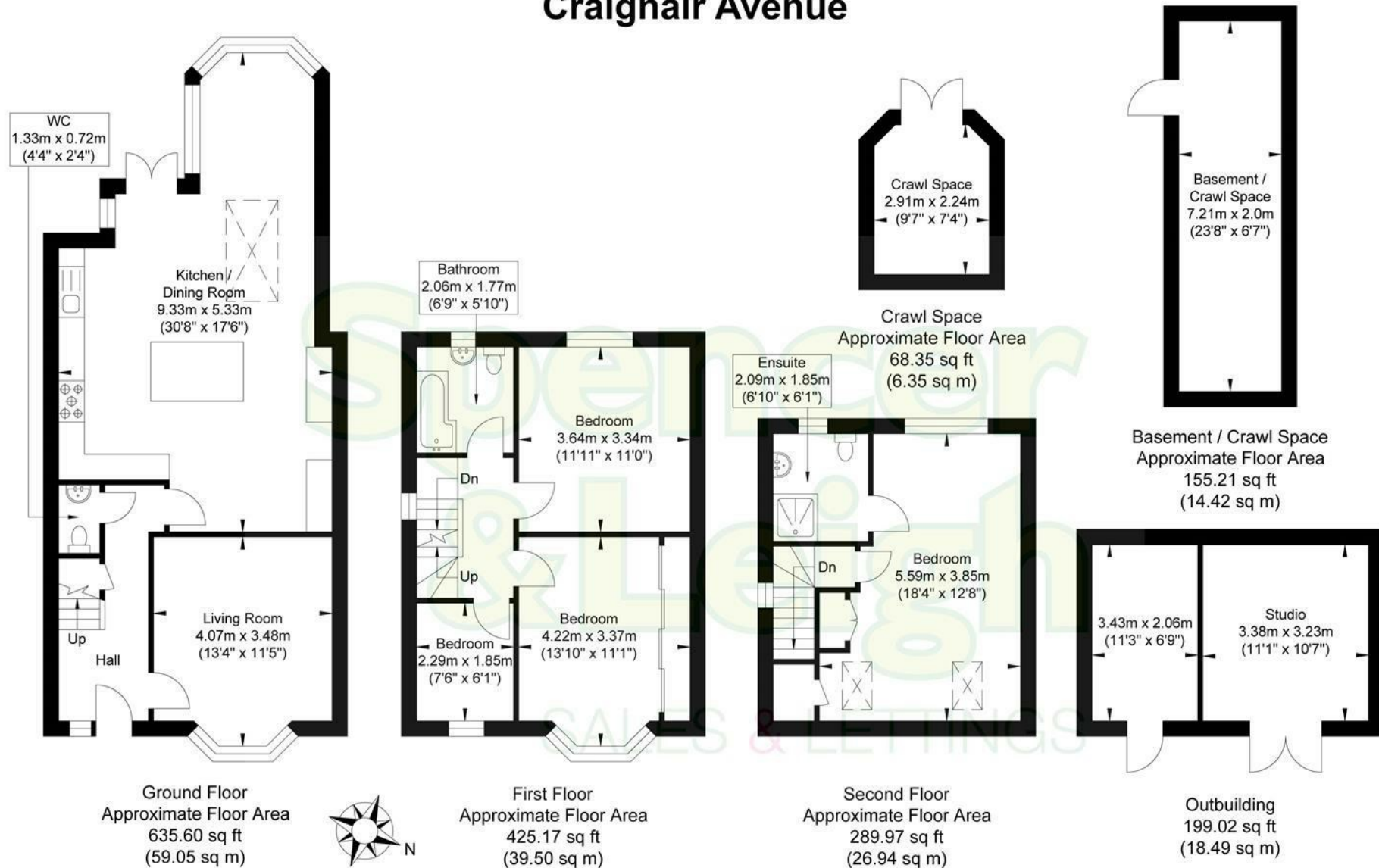


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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



Craignair Avenue



Approximate Gross Internal Area (Excluding Outbuildings & Basement / Crawl Space) = 125.49 sq m / 1350.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.