

Spencer
& Leigh

26 Highview Way, Patcham, Brighton, BN1 8WS

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

- Spacious detached chalet style bungalow
- No ongoing chain
- Off street parking for two cars
- Versatile and flexible accommodation over two floors
- Delightful living room overlooking well maintained garden
- Modern fitted kitchen with built in appliances
- First floor principal bedroom with ensuite
- Four further bedrooms over ground and first floor
- Ground floor shower room/WC
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £600,000 to £650,000.

Tucked away in a quiet close is this extended detached chalet style bungalow with accommodation arranged over two floors. The property is offered for sale with no ongoing chain and viewing highly recommended by the owners exclusive agent Spencer & Leigh. This spacious property offers versatile and flexible living space depending on your personal needs with up to Five bedrooms and Two bathrooms. Some of the bedrooms are located on the ground floor and could be used as additional living rooms and an office. The main living room is delightful with large patio doors overlooking the well maintained rear garden. There is a modern fitted kitchen with built in appliances and a ground floor shower room/WC all situated on the ground floor. On the first floor is the main bedroom and ensuite bathroom with modern sanitaryware, in addition a further bedroom is just over the landing. Outside there is a lawned rear garden with paved patio to one end of the garden nestled against a good size garden room/store. Other points worthy of a mention include UPVC double glazing, gas fired central heating and a well presented interior. Please call us to arrange your personal viewing appointment.



Highview Way is a much sought after location situated off Patcham Old Village. There are what are considered to be good local schools within easy walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away.



Entrance
Entrance Hallway
Living Room
17' x 11'5
Kitchen
10'11 x 10'2
Bedroom
11'5 x 7'9
Bedroom
10'11 x 9'9
Bedroom
8' x 6'11
G/f Shower Room/WC
7' x 6'8
Stairs rising to First Floor
Bedroom
15'2 x 14'6
En-suite Bathroom/WC
6'4 x 5'9
Bedroom
14'6 x 8'11
OUTSIDE
Rear Garden
Garden Room
18'7 x 7'8
Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 88 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

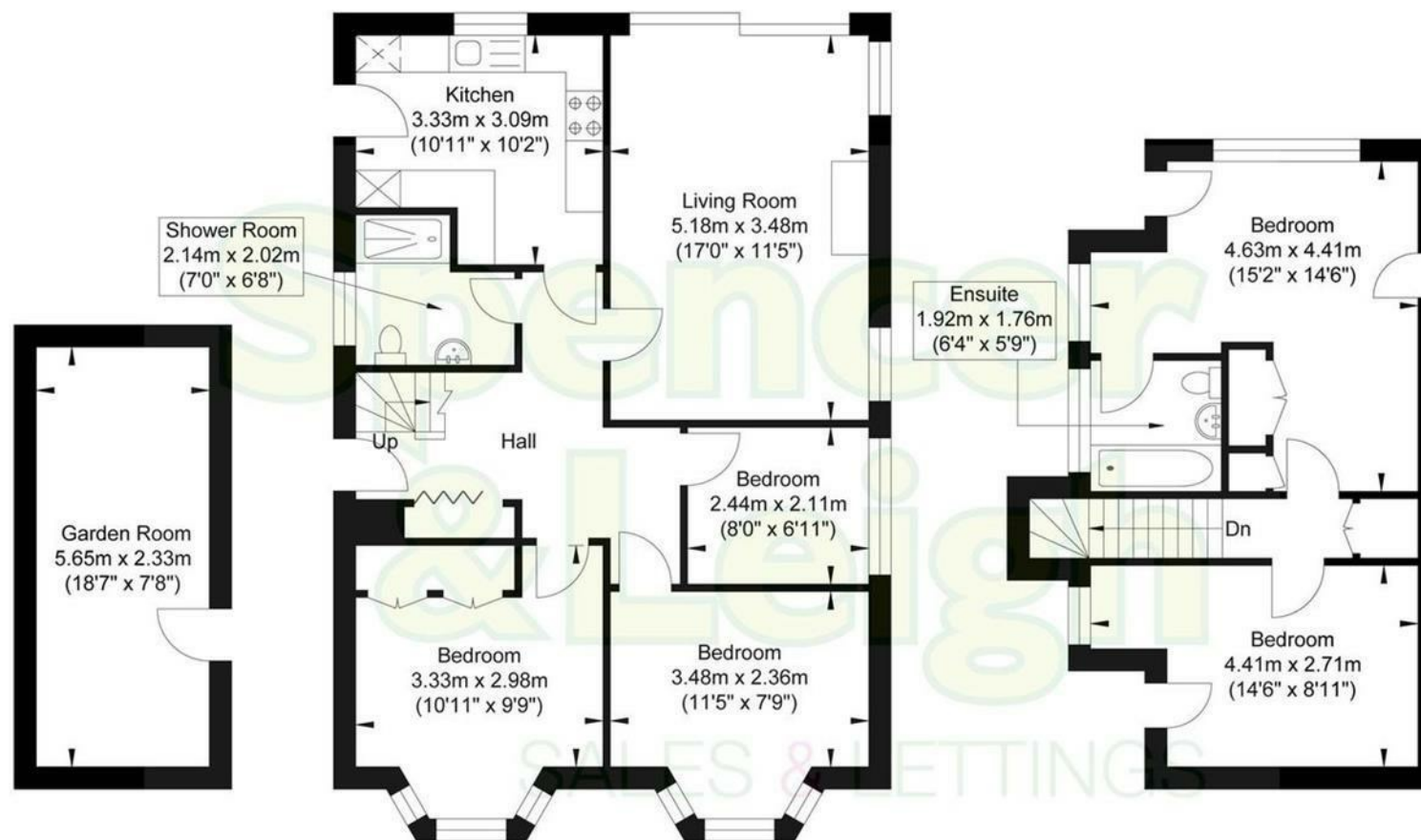


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Highview Way



Garden Room
Approximate Floor Area
141.65 sq ft
(13.16 sq m)

Ground Floor
Approximate Floor Area
751.75 sq ft
(69.84 sq m)

First Floor
Approximate Floor Area
378.89 sq ft
(35.20 sq m)

Approximate Gross Internal Area(Excluding Garden Room) = 105.04 sq m / 1130.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.