

Spencer
& Leigh



77 Braybon Avenue, Patcham, Brighton, BN1 8HH

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Guide Price £500,000 - Freehold

- Spacious detached bungalow
- Three good size bedrooms
- 20' Living/dining room
- Fitted kitchen overlooking garden
- Family bathroom with shower over bath
- No onward chain
- West facing low maintenance garden
- Private drive & garage
- Easy access to local amenities, buses & road networks
- Exclusive to Spencer & Leigh

GUIDE PRICE £500,000 - £550,000

This delightful detached bungalow on Braybon Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,202 square feet, the property boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a well-presented reception room that invites natural light, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The bungalow features a well-appointed bathroom, catering to all your needs.

One of the standout features of this property is the private driveway, which provides ample parking for up to four vehicles, along with a garage for additional storage or vehicle protection. This is a rare find in the area, offering both convenience and peace of mind.

The west-facing rear garden is a low-maintenance haven, perfect for enjoying the afternoon sun or hosting gatherings with friends and family. It provides a tranquil outdoor space to unwind after a busy day.

There is potential to convert both the roof void and garage to create additional living space and bedrooms, subject to the required consents. Additionally, if level access to the rear garden is required, then this can be created via the side wall of the home, again subject to any required consents.

With no onward chain, this bungalow is ready for you to move in and make it your own. Whether you are looking to downsize, invest, or find your first home, this property presents an excellent opportunity in a sought-after location. Don't miss the chance to view this charming bungalow and experience all it has to offer.



Braybon 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/Dining Room
20'1 x 13'5

Kitchen
11'5 x 9'7

Bedroom
12'6 x 8'2

Bedroom
12'3 x 11'

Bedroom
11'4 x 6'10

Family Bathroom
7'11 x 5'5

OUTSIDE

Rear Garden

Outbuilding
11'5 x 9'5

Garage
16'9 x 8'6

Property Information
Council Tax Band C: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 15Mbps, Superfast 57 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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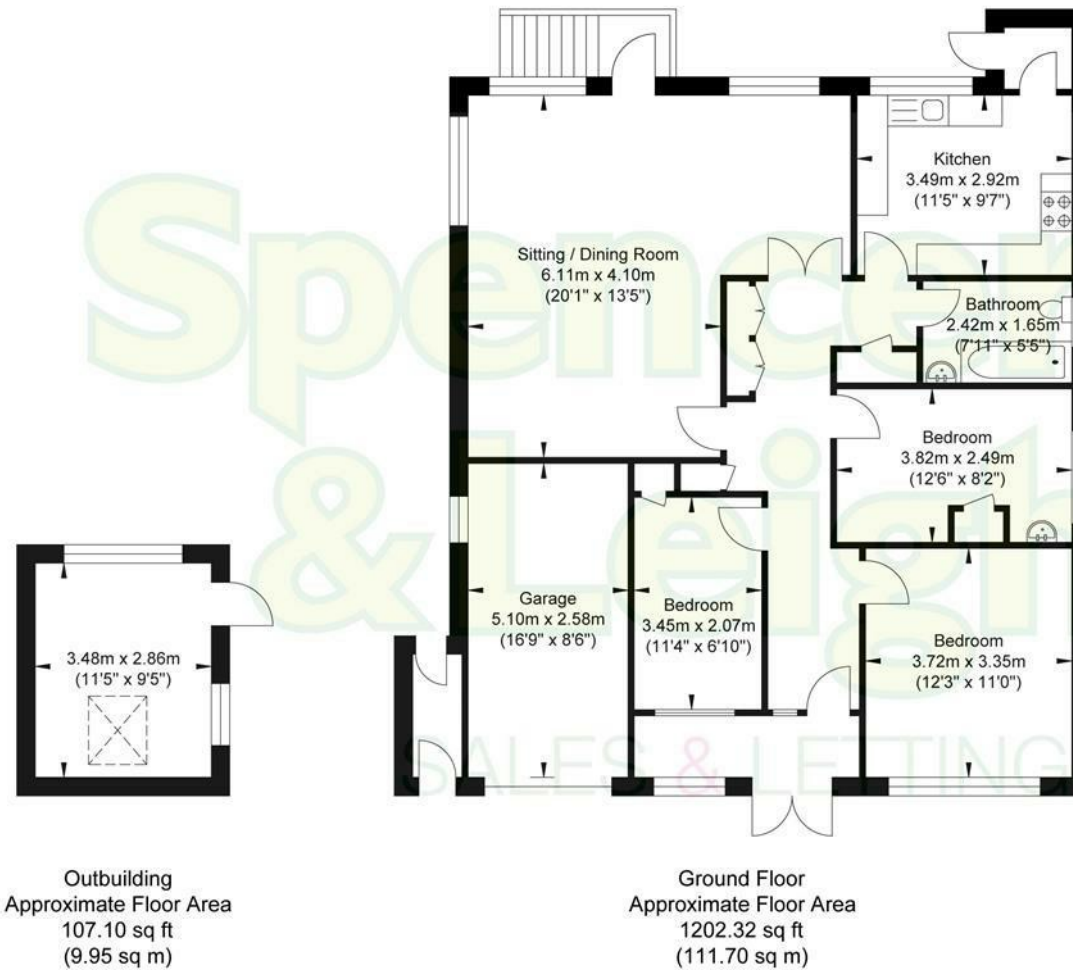


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		EU Directive 2002/91/EC



Braybon Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 111.70 sq m / 1202.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.