



30, Kenmure Avenue, Patcham, Brighton BN1 8SH

Spencer
& Leigh

30, Kenmure Avenue,
Patcham, Brighton BN1 8SH

Offers In Excess Of £375,000 - Freehold

- Attractive Art Deco Bungalow
- Two double bedrooms
- Bay fronted lounge with woodburner
- Modern Kitchen and bathroom
- Conservatory overlooking garden
- GCH & double glazing
- Landscaped rear garden
- Block paved hardstand with parking for two cars
- Shared driveway & garage
- Potential to extend STNC

GUIDE PRICE £375,000-£400,000

This semi-detached bungalow is immaculately presented and lends itself to being extended into the loft space STNC. Upon entering the property you will find a wide hallway leading to a bright bay fronted lounge with a woodburning stove, fitted kitchen with utility area, modern white bathroom, two double bedrooms and a large conservatory. Outside is a recently landscaped garden with a lawned area and two patios perfect for al-fresco dining. To the front of the property is a private block paved hardstand providing off road parking for two vehicles and a shared drive leading to the garage which benefits from an electric up and over door and also power & lighting. Other points worthy of a mention are gas central heating via a combination boiler fitted in 2017 and double glazing throughout. Kenmure Avenue is a sought after road and nestles in the heart of Patcham within walking distance of open green spaces and a local parade of shops. Early internal viewing is highly recommended.



Kenmure Avenue is an attractive road connecting Mackie Avenue and Braeside Avenue. Popular schools are within walking distance along with Patcham Old Village and its many amenities. A mainline railway station is only a short hop away at Preston Park and a comprehensive road network to Brighton and London is easily accessible.



Entrance hallway

Lounge
16'4 x 10'11

Kitchen
17'6 x 6'10

Conservatory
18'4 x 9'2

Bedroom
13'5 x 9'10

Bedroom
10'5 x 8'10

Bathroom
10'5 x 8'10

Front garden

Rear garden

Shared driveway leading to

Garage
15'7 x 8'10

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



Starting out at Spencer & Leigh
108 Old London Road, Patcham

Turn left onto Ladies' Mile Road

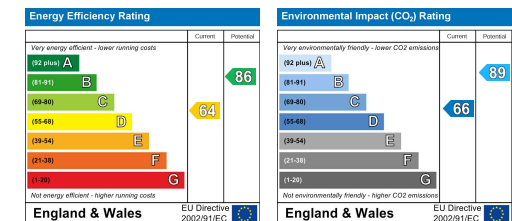
Turn left onto Vale Avenue

Bear right onto Mackie Avenue

Turn left onto Kenmure Avenue

Finish on Kenmure Avenue

Council:- Brighton & Hove City Council
Council Tax Band:- C



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Kenmure Avenue, Brighton



Approximate Gross Internal Area = 88.75 sq m / 955.29 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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