

**Spencer
& Leigh**



9 Stoneleigh Close, Patcham, Brighton, BN1 8NQ

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Offers In Excess Of £450,000 - Freehold

- Detached bungalow
- Two double bedrooms
- Quiet cul-de-sac location
- No onward chain
- Scope to improve and extend, STNC
- Private driveway leading to a Garage
- Manicured front and rear gardens
- Sun room overlooking and leading to the rear garden
- Easy access to local schools, bus links, road networks
- Internal inspection highly recommended

DETACHED BUNGALOW IN A QUIET CUL-DE-SAC

This charming two-bedroom detached bungalow is brimming with potential. Perfect for buyers seeking a well-maintained home to modernise or reconfigure, this property comes with no onward chain and is located in a serene and sought-after residential close.

Inside, the bright living room and dining area feature full-width south-facing windows, flooding the space with natural light, while the versatile sunroom offers an ideal setting for a home office or playroom. The kitchen is well-appointed with ample storage and space for a breakfast table, all overlooking the manicured front garden.

Both generously sized double bedrooms ensure comfort for couples or small families, complemented by a modern, fully tiled shower room and a separate W.C.

Outside, the rear garden boasts a lawn and patio, perfect for outdoor entertaining, surrounded by mature trees for complete privacy. The property also features a driveway for multiple vehicles and a detached garage/workshop for additional convenience.

This exceptional bungalow offers a wonderful lifestyle with great potential. Early viewing is highly recommended!



Perfectly situated in Patcham for access to schools of all age groups, local shops and nearby superstores, restaurants, pubs along with travel networks to Brighton & Hove. Out of city travel also convenient with road networks and Preston Park railway station a short bus ride away.



Entrance
 Entrance Hallway
 Living Room
 20'1 x 14'7
 Kitchen
 15'6 x 8'1
 Bedroom
 12'5 x 11'10
 Bedroom
 10'4 x 9'7
 Family Shower Room

Separate W/C

Garden Room
 20'2 x 6'7

OUTSIDE

Rear Garden

Garage
 17'10 x 8'4

Workshop
 12'3 x 10'

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on-street parking

Broadband: Standard 12 Mbps, Superfast 95 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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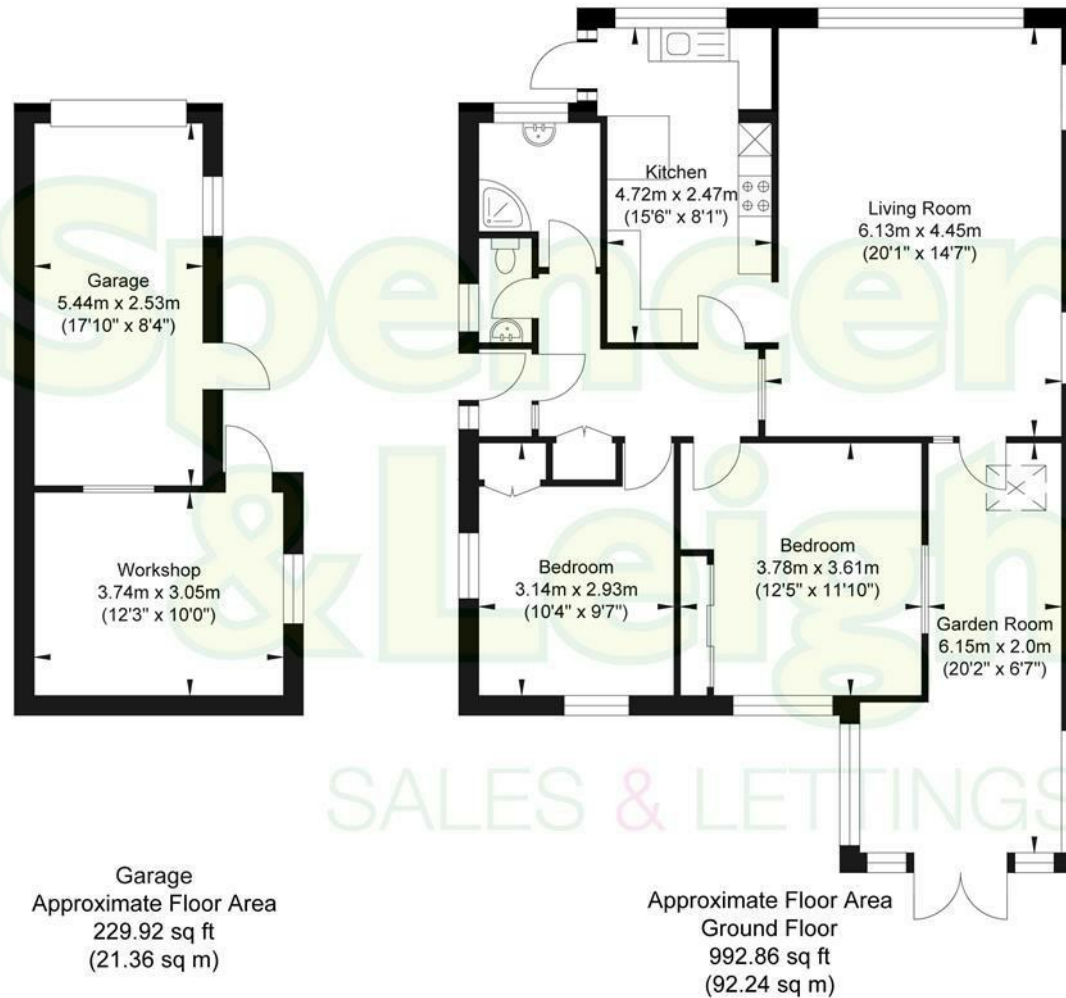
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Stoneleigh Close



Approximate Gross Internal Area (Excluding Garage) = 92.24 sq m / 992.86 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.