



2, Vale Avenue, BN1 8UA

Spencer  
& Leigh

2, Vale Avenue,  
, BN1 8UA

£1,895 PCM -

- Semi detached family home
- Stylish well presented interior
- Three bedrooms
- Good size lounge dining room
- White bathroom suite
- Gas fired central heating
- Double glazed windows
- Shared driveway, private hardstand and garage
- Mature lawn garden
- Popular location near Old Village

Located in the heart of Patcham, this well presented family home is not one to miss. The stylish interior features a good size lounge dining room with a bay window and dual aspect. The modern fitted kitchen has plenty of storage space and leads into a useful utility room. All three bedrooms together with the family bathroom are located on the first floor. Off road parking for two vehicles is located to the front, together with a shared driveway which leads to the garage. There is a mature lawn rear garden, ideal for entertaining family and friends. The property is offered to let from early November on an unfurnished basis. Local shops are located nearby in the Old Village and popular schools catering for all ages are within walking distance. Viewing is highly recommended. COUNCIL TAX - BAND D.



Entrance Hall

Lounge/Dining Room  
25'5" x 11'6"

Kitchen  
9'7" x 6'7"

Utility Room  
4'1" x 8'5"

Bedroom 1  
13'11" x 11'1"

Bedroom 2  
11'10" x 11'2"

Bedroom 3  
7'3" x 6'0"

Bathroom  
6'9" x 6'1"

#### Property Information

Council Tax Band D: £2,579.44 2026/2027

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

Parking: Private off street parking

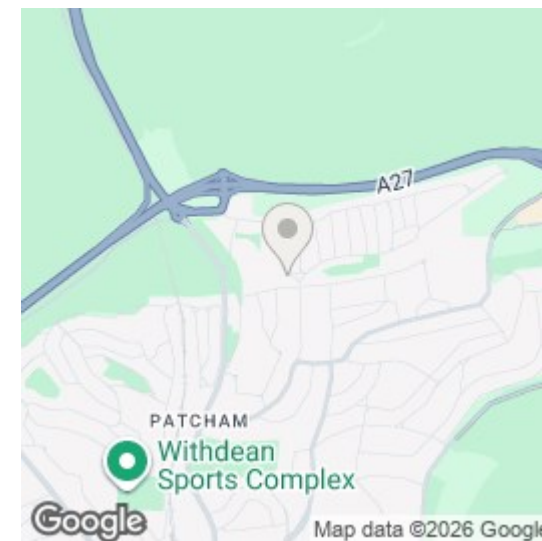
Broadband: Standard 8 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps

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](http://www.spencerandleigh.co.uk)



Council:- Brighton & Hove  
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 |         |                            |
|                                             | 53      | 84                         |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



**GROUND FLOOR**  
Approx floor area 42.7 square metres  
(459.4 square feet)



**FIRST FLOOR**  
Approx floor area 39.5 square metres  
(424.8 square feet)

