



5 Browns Farm Cottages

120 VALE AVENUE | PATCHAM | EAST SUSSEX | BN1 8YF

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Situation

A brand new detached family house situated on an elevated ridge with wonderful views, benefiting from eco-sustainable features and off street parking

Patcham is a vibrant village with a bustling High Street and a range of shops and amenities including a Co-Op, cafes, public houses and restaurants. The centre of Brighton can be reached easily via private or public transport and showcases a comprehensive array of world class shopping, arts, culture and dining. There is also a range of revered state and private schools locally.

Situated on the northern ridge of Patcham, this wonderful new build home with a 10 years 'Build Zone' warranty, is arranged over 3 floors and benefits from glorious views over Brighton and towards the South Downs. In line with the modern day lifestyle, the ground floor is arranged in an open plan fashion, benefiting from solid oak flooring throughout and large bi-fold doors opening out onto the rear patio. The kitchen with modern units has a range of integrated appliances and finished with stylish quartz worksurfaces. There are 2 bedrooms on the first floor along with a modern fitted family shower room and a modern fitted family bathroom. Stairs lead to the second floor where a study and 2 further bedrooms reside, including the wonderfully light vaulted principal bedroom serviced by an en-suite shower room. The rear garden has a paved patio adjoining the property leading to lawn along with well stocked plant beds. A designated parking space resides at the rear of the property which is wired ready for an electric vehicle charging station and there is also the benefit of PV solar panels.

NB - Photos represent the show home

Please note, as this property is part of a private development, an annual charge will be payable for the upkeep of the shared/communal areas.



Overview

Kitchen

- » Modern wall and base units
- » Quartz worksurfaces
- » Inset stainless steel sink
- » Fitted 'Neff' 4 ring electric induction hob with extractor fan over
- » Fitted Fridge freezer
- » Integrated 'Hoover' dishwasher
- » Integrated 'Hoover' washing machine



Bathrooms

Family bathroom, shower room and en-suite shower room benefiting from fully fitted white suite comprising a panelled bath, fully tiled shower cubicles with wall mounted showers and hand shower attachments, Low level w.c. suites, modern wash hand basin and heated ladder style towel radiators.



Specification

- » Wall mounted 'Ideal' boiler
- » PV solar panels
- » Wired ready for an EV charging station

External

The property is approached via steps leading up to the front door. A paved patio adjoins the rear of the property leading to lawn bordered by well stocked shrub and plant beds. There is a sizable timber garden shed benefiting from light and power. There is a designated parking space in the communal drive at the rear for the property wired ready for an EV charging station.





Vale Avenue, Brighton, BN1 8YF

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

Transport Links

Preston Park Train Station	approx. 1.7 miles
Brighton Train Station	approx. 3.3 miles
London Victoria By Train	approx. 57 mins
A23 Slip Road	approx. 0.2 miles
Centre of Brighton	approx. 4 miles
Gatwick Airport	approx. 23 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

A buyer is advised to obtain verification from the solicitor.

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