



1 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 is finished with stylish quartz worksurfaces. 4 bedrooms are arranged over the first and second floors serviced by a modern bathroom and shower room. The property benefits from both a private patio area and a rear garden which is predominantly laid to lawn. Accessed via the rear of the property is a driveway providing off street parking. The property 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' induction 4 ring electric hob with extractor fan over
- » Fitted fridge freezer
- » Integrated 'Hoover' dishwasher
- » Integrated 'Hoover' washing machine



Bathrooms

- » Panelled bath
- » Wall mounted taps with hand shower attachment
- » Low level w.c. suite with concealed cistern
- » Wash hand basin with drawers under and electric mirror
- » Heated ladder style towel radiator
- » Tiled floor and walls



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. The front garden lies to the side of the property and predominantly laid to lawn with a paved path to the rear garden gate that leads out on the tarmac driveway with parking for a car. Within the garden is a timber garden shed with solar panels on the roof. The property is wired for an electric vehicle charging point.





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.

Vale Avenue, Brighton, BN1 8YF

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft

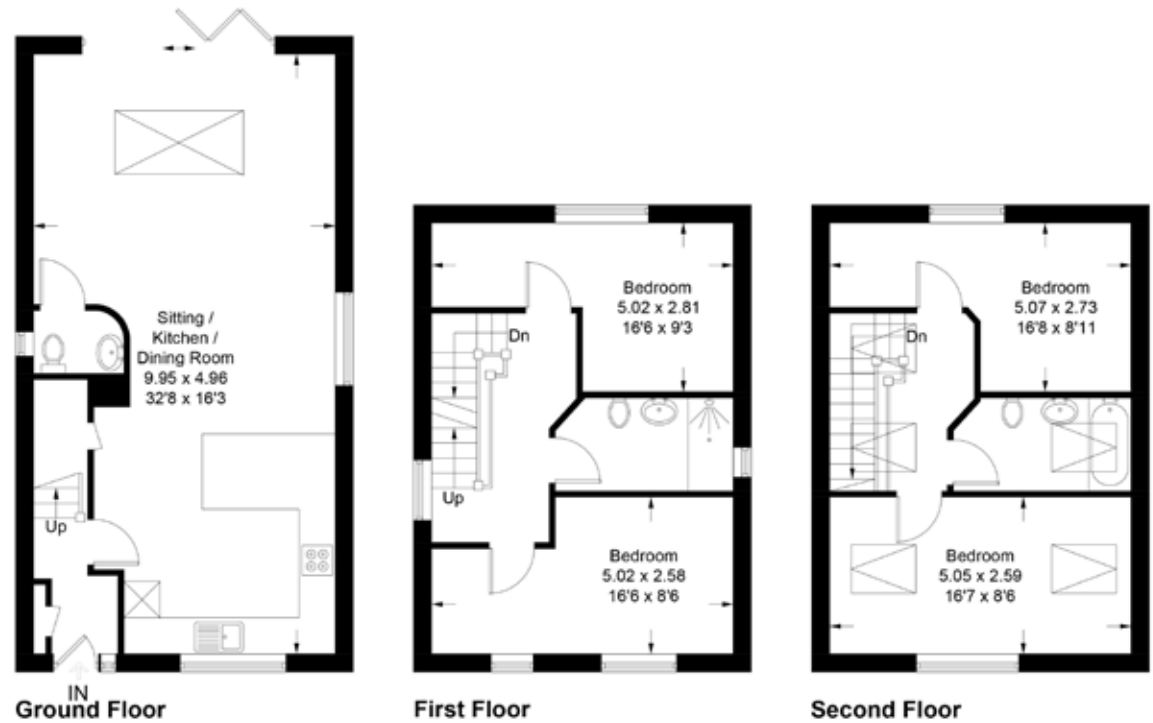


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2023

A buyer is advised to obtain verification from the solicitor.

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