



4 Browns Farm Cottages

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

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Situation

A significantly extended and completely modernised end-terrace house, arranged over 3 floors with views of the South Downs, with a landscaped garden 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 glorious end-terrace house dates back to the early 1900's and has been sympathetically and comprehensively refurbished from top to bottom. 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 and a centre island unit. The first floor has 2 bedrooms along with a modern fitted family shower room. Stairs from the landing lead to the second floor where the principal bedroom resides serviced by an en-suite shower room and having the benefit of views towards the South Downs. 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

- » Shaker style wall and base units
- » Quartz work surfaces inset sink
- » Inset 'Neff' 4 ring electric induction hob with extractor fan
- » Integrated 'Hoover' dishwasher
- » Integrated 'Hoover' washing machine
- » Integrated 'Hotpoint' electric oven
- » Centre island unit with breakfast bar with Integrated wine cooler

Shower Rooms

Family shower room and en-suite shower room benefiting from fully fitted white suites comprising tiled shower cubicles with wall mounted showers and hand shower attachments, Low level w.c. suites.

Specification

- » 10 year 'Build Zone' structural warranty
- » Handmade timber double glazed windows throughout
- » Designated parking space wired ready for an EV charging station
- » PV Solar panels

External

The property is approached via steps leading up to the front door. A paved patio adjoins the rear of the property 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.



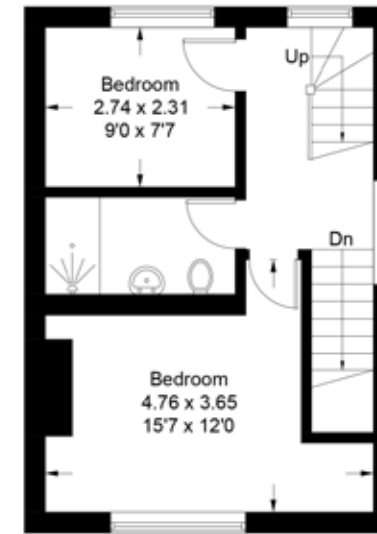


Vale Avenue, Brighton, BN1 8YF

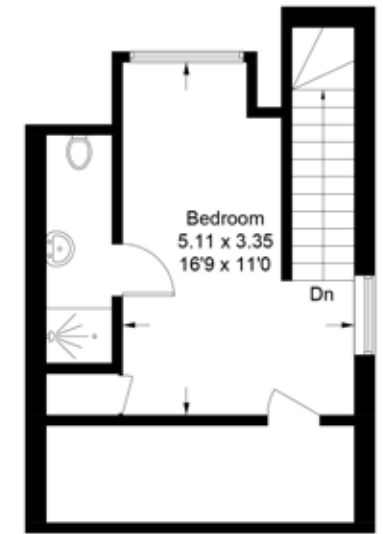
Approximate Gross Internal Area = 109.9 sq m / 1183 sq ft



Ground Floor



First Floor



Second Floor

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.

Chatt Estates and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Chatt Estates has any authority to make representation or warranty in relation to this property.

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