

Spencer
& Leigh



20 Haywards Road, Patcham, Brighton, BN1 8TN

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O.I.R.O £450,000 - Freehold

- Extended semi detached home
- Quiet cul-de-sac location
- Three spacious bedrooms
- Private driveway and garage
- No onward chain
- Two reception rooms
- Popular residential location with good access to shops, amenities and schools
- Potential to improve and add your own stamp
- Exclusive to Spencer & Leigh
- Viewing recommended

Tucked away at the end of a tranquil cul-de-sac on Haywards Road in Patcham, Brighton, this extended semi-detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 876 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time.

The house features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The bathroom is thoughtfully designed to cater to the needs of modern living.

One of the standout features of this property is the private driveway, which comfortably accommodates up to three vehicles, along with an extended garage that offers additional storage or workshop space.

With no onward chain, this home presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to upsize, this charming residence in a peaceful setting is sure to impress. Don't miss the chance to make this delightful house your new home.



Haywards Road is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Matalan, Dunelm, Pets at Home and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Sitting Room
 16' x 9'
 Dining Room
 13'5 x 8'7
 Kitchen
 11'2 x 11'
 Stairs rising to First Floor

Bedroom
 16'3 x 9'7
 Bedroom
 11'10 x 7'6
 Bedroom
 11'2 x 7'10

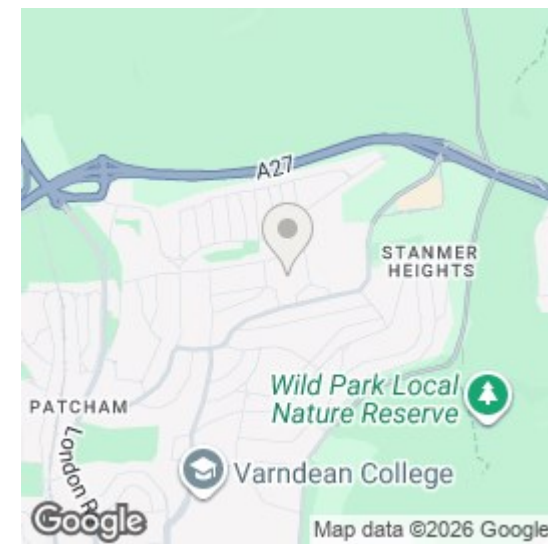
Family Bathroom
 Separate Cloakroom/WC
 OUTSIDE
 Rear Garden
 Garage
 18'2 x 11'

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage
 Parking: Garage, Private Driveway and un-restricted on street parking
 Broadband: Standard 18 Mbps, Superfast 75 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		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Haywards Road



Garage
 Approximate Floor Area
 271.89 sq ft
 (25.26 sq m)



Ground Floor
 Approximate Floor Area
 437.87 sq ft
 (40.68 sq m)

First Floor
 Approximate Floor Area
 437.87 sq ft
 (40.68 sq m)

Approximate Gross Internal Area (Excluding Garage) = 81.36 sq m / 875.74 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.