

Spencer
& Leigh



47 Barrhill Avenue, Patcham, Brighton, BN1 8UE

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Offers In Excess Of £425,000 - Freehold

- Three/four bedroom semi detached home
- Potential to improve and extend STNC
- No onward chain
- Backing onto open green fields
- Large rear garden with a westerly aspect
- Popular residential location
- Good access to transport links
- Internal inspection highly recommended
- Modern boiler, electrics and fuse board
- Potential to reinstate parking and add a hardstanding at front

A well-maintained 3/4 bedroom semi-detached home occupying a generous plot bordering green fields and woodland walks. Offered with no onward chain, this versatile home features a spacious dual-aspect living room with a gas fireplace, a sun-room with elevated views, two ground-floor bedrooms and two first-floor double bedrooms—the principal boasting a walk-in wardrobe and eaves storage.

A standout feature is the 80ft x 50ft West-facing rear garden, beautifully maintained with a raised patio and expansive lawn. While the home would benefit from some modernisation, it has been meticulously cared for with updated electrics and a modern combi-boiler. With significant potential for enlargement (STNC), this is a fantastic opportunity for a family looking to put their own stamp on a characterful home.

Key Highlights:

Versatile Living: 3 or 4 bedrooms, depending on your needs.

Outdoor Space: Impressive 80ft West-facing garden.

Location: Peaceful position bordering greenery and walks.

Potential: Scope for a rear extension or loft conversion (STNC).



Barrhill Avenue is a highly sought after area and also ideally situated for all amenities including shops and supermarkets. What are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
Entrance Hallway
Living Room
16'8 x 11'10
Kitchen
9'5 x 6'10
Conservatory
27'7 x 9'
G/f Bedroom
11'8 x 10'
G/f Bedroom
9'9 x 9'8
G/f Family Bathroom
Stairs rising to First Floor
Bedroom
11'8 x 10'
Bedroom
10' x 9'7
Dressing Room
8'10 x 5'10
OUTSIDE
Rear Garden
Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Shared Driveway and un-restricted on-street parking
Broadband: Standard 7 Mbps, Superfast 80 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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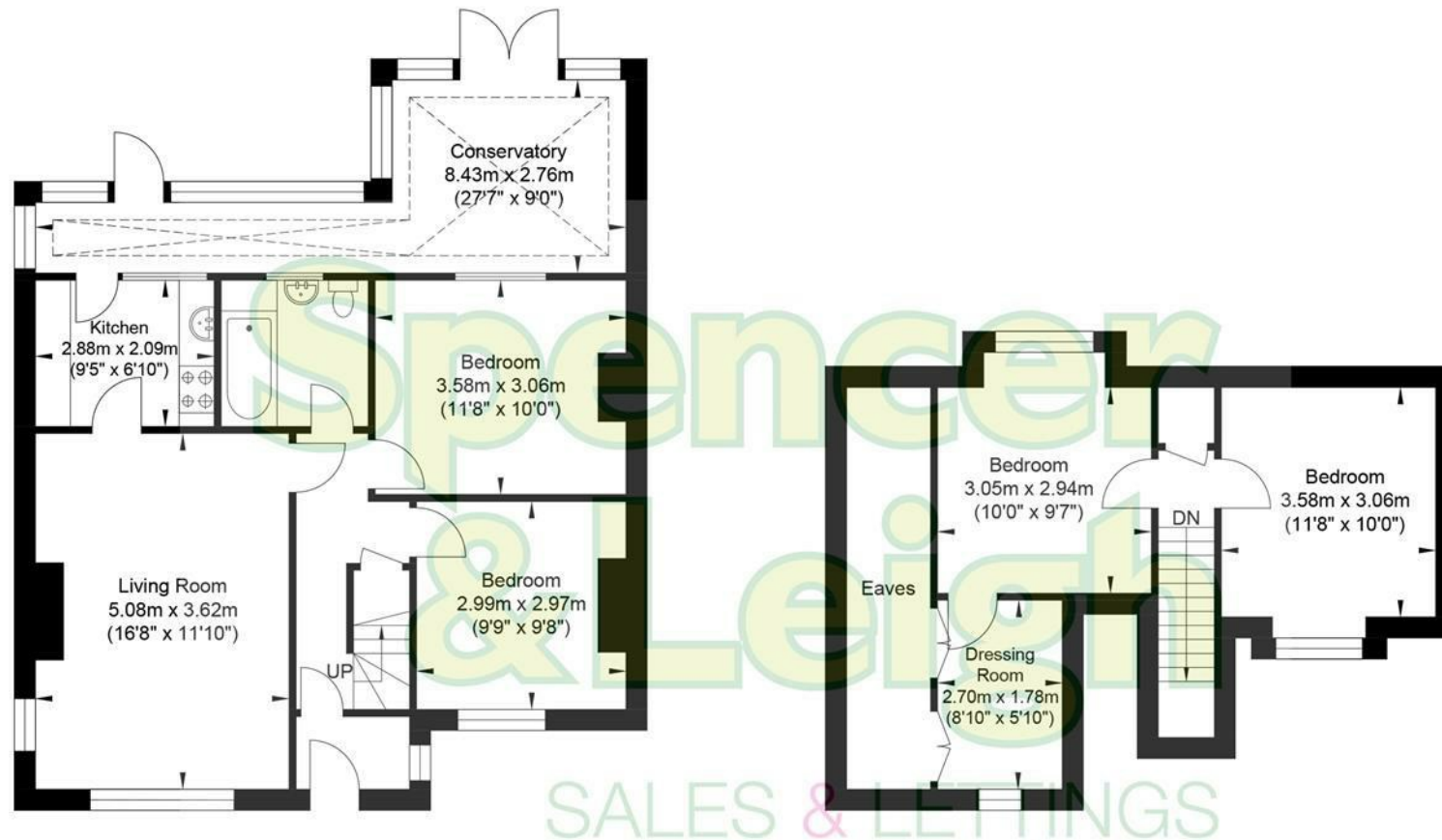


Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Barrhill Avenue



Ground Floor
Approximate Floor Area
785.44 sq ft
(72.97 sq m)

First Floor
Approximate Floor Area
321.62 sq ft
(29.88 sq m)

Approximate Gross Internal Area (Excluding Eaves) = 102.85 sq m / 1107.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.