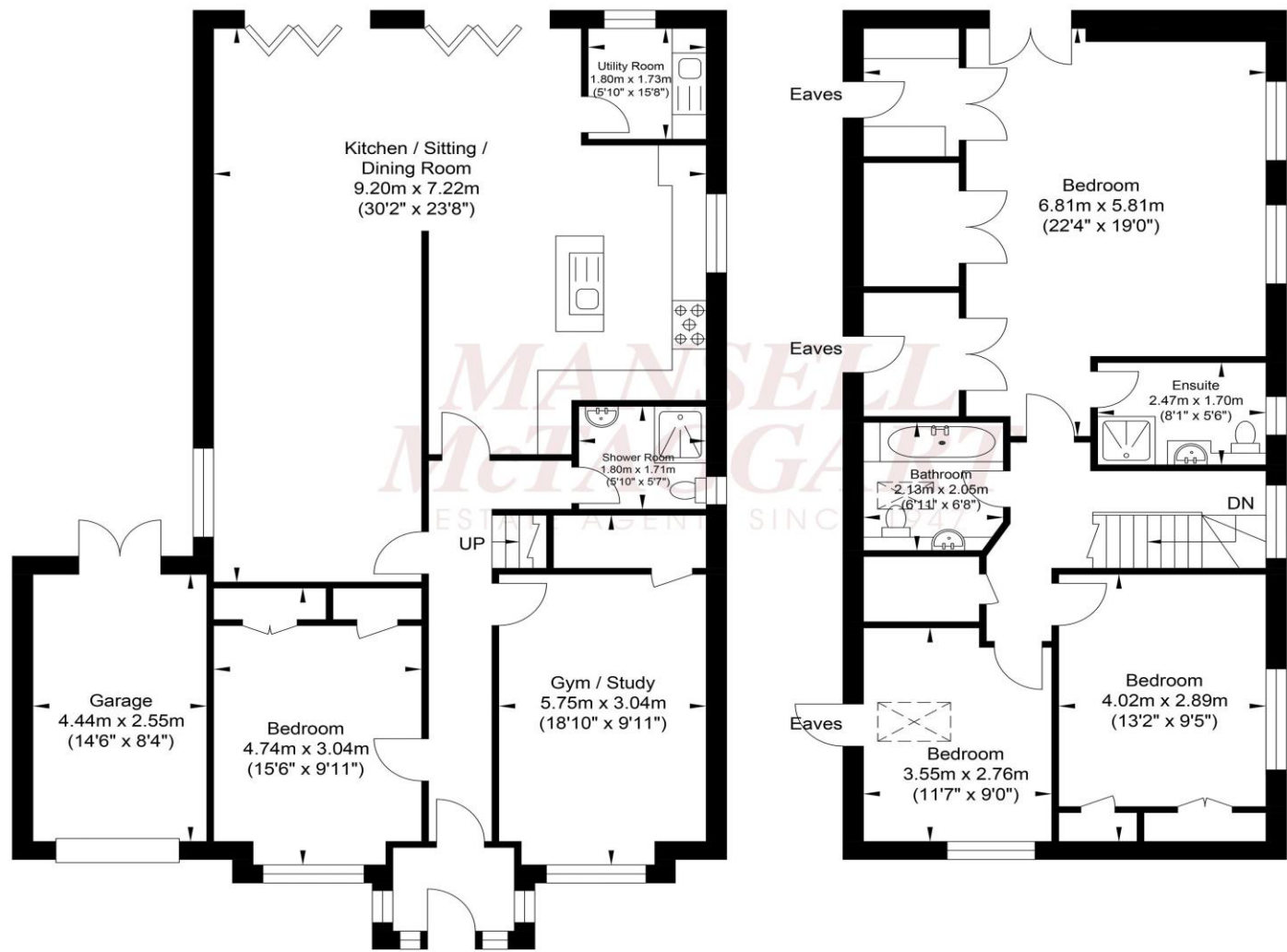


Winfield Avenue



Ground Floor
Approximate Floor Area
1222.45 sq ft
(113.57 sq m)

First Floor
Approximate Floor Area
857.99 sq ft
(79.71 sq m)

Approximate Gross Internal Area (Including Garage) = 193.28 sq m / 2080.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021

A simply delightful four/five bedroom detached family home situated in the heart of Patcham

Offers Over £850,000
Freehold

Winfield Avenue, Brighton BN1 8QH



**MANSELL
McTAGGART**
Trusted since 1947

more details from...

call: Patcham office: **01273 508955**

email: patcham@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
Trusted since 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- Four/Five Double Bedroom Detached Family Home
- Immaculate Condition Throughout
- Stunning Southwest Facing Garden
- Parking For Multiple Cars On The Driveway Plus Garage
- Versatile Accommodation
- NO CHAIN!
- Open Plan Living
- Ideal Central Location Within Patcham
- EPC Rating - D
- Council Tax Band - E



The Perfect Family Home!

in more detail...

A superb opportunity to acquire an incredibly spacious and supremely well situated four/five-bedroom family home offered to the market in immaculate condition and with NO CHAIN!

On entrance to the home, you are greeted by a large reception hall with ample space for shoes and coats.

To your left resides one of the large double bedrooms, complete with built in storage and a beautiful bay window with bespoke shutters (featured throughout the home).

Across the hall is another large double room currently used as a home gymnasium/study, both these bedrooms are served by a downstairs shower room.

To the rear of the home, you find a simply stunning open plan kitchen/diner/living room which really is THE place for entertaining.

The kitchen itself has ample wall and base units with quartz counter tops, island and space for all white goods, there is also a handy utility room tucked away.

Leading seamlessly from the kitchen is the dining area which overlooks the rear garden via two sets of bi-fold doors and comfortably houses a ten-seater dining table.

The living room is partially separated via a half partition wall and houses a large L-shaped sofa with ease.

Heading up to the first floor you find two further bedrooms serviced by a family bathroom and the magnificent master suite!

The master bedroom benefits from an uber modern en-suite shower room, full-length built-in storage (with feature lighting) and runs well over 22' in length, topped off with a Juliet balcony overlooking the manicured garden.

Outside, the garden is split into two main areas, the first being a block paved patio abutting the rear of the house and the second being a very usable flat lawn with various mature feature shrubs.

To the front you have ample parking on the driveway as well as a good-sized single garage.

We love this excellent family home and early viewings are highly advised.



the location...

Situated in this popular location with a variety of amenities in the area including a selection of local shopping facilities include Patcham Co-op, M&S Simply Food, convenience store and an Asda superstore.

Takeaways feature a choice of fish and chips, burgers, Indian, Chinese and pizza shops.

A choice of restaurants including Indian, Italian and others.

Schools for all ages are in the area - please see brightonandhove.gov.uk for places and catchment information.

Preston Park railway station is under 2 miles away for services to London.

Regular bus services are available for journeys into the city centre.

There is easy road access to the A23 with links to the motorway network and Gatwick.

Within walking distance of numerous green spaces including the South Downs.

worth bearing in mind...

Close proximity to some fantastic schools, shops, transport links and green spaces!