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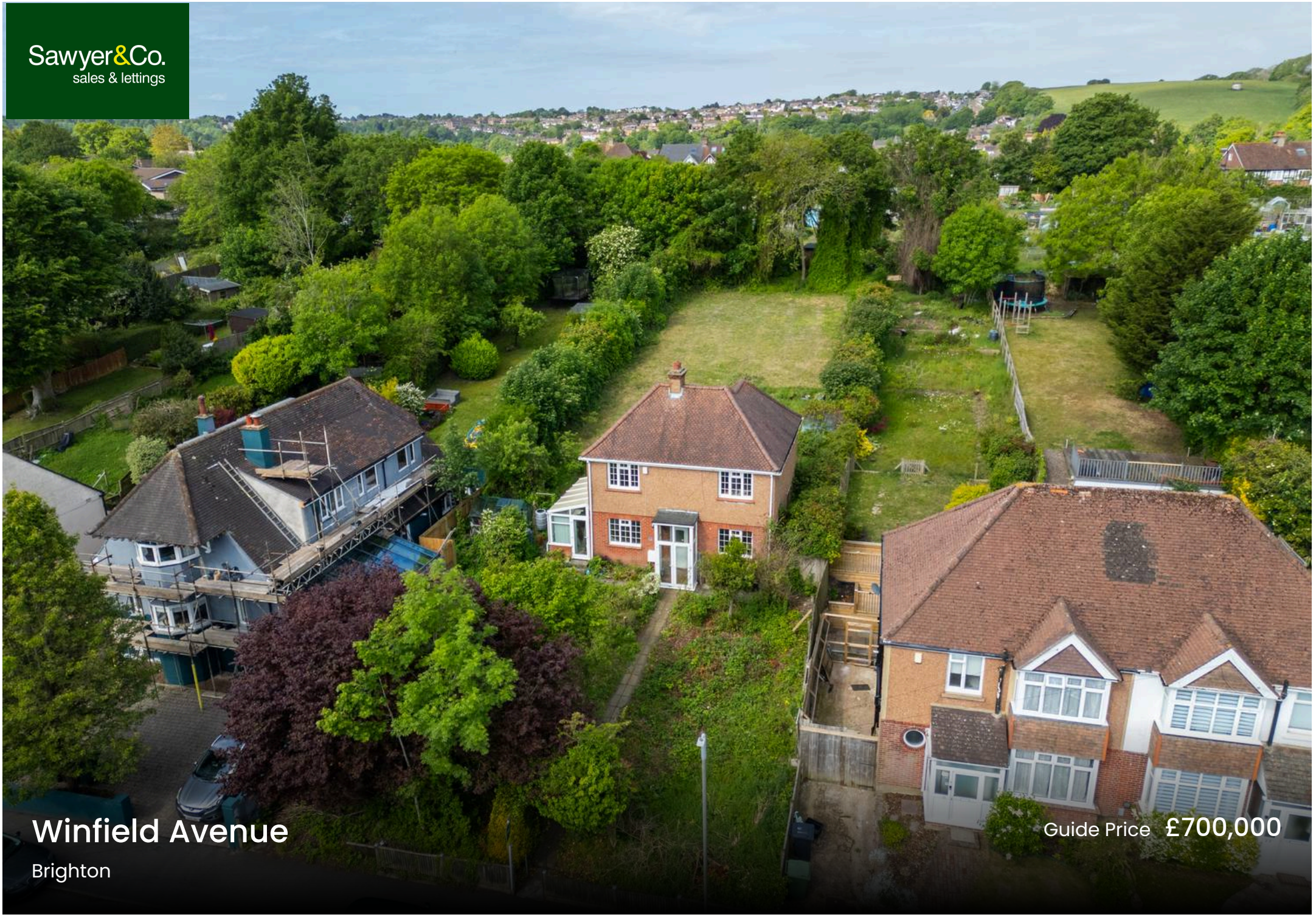


Winfield Avenue

Brighton

Guide Price £700,000

Three Bedroom Detached Property with Potential Building Plot STPP.

Situated within the well-established and highly sought-after residential area of Patcham, this attractive site enjoys convenient access to Brighton city centre, excellent transport links, and the open green spaces of the South Downs National Park. The location combines a peaceful suburban setting with easy connectivity, making it particularly appealing to families, commuters, and those seeking a balance between city and countryside living.

The existing property comprises a well-presented three-bedroom detached house occupying a generous plot, with a substantial rear garden benefiting from a desirable westerly aspect. The house has a traditional layout featuring a large lounge leading to a conservatory, a separate dining room, and an adjoining kitchen with plumbing for a washing machine. A handy shower room completes the ground floor. There are three bedrooms upstairs, along with a w/c. The size and configuration of the plot provide excellent potential for further enhancement and redevelopment, offering a rare opportunity for buyers or developers alike.

In addition to the current accommodation, there is significant scope for extension, enlargement, or reconfiguration of the existing dwelling, subject to the necessary planning consents and permissions. The large garden would also be ideal for growing your own vegetables and food. The combination of plot size, location, and development potential makes this an exciting opportunity.

Situated in the sought after Patcham area of Brighton, this house is well-placed for easy access to both Brighton and Preston Park mainline stations.

Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas.

Nearby Patcham Village, Preston Drove, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue and Ladies Mile Road including M&S and Next stores along with an Asda superstore for the family shop.

With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach. For those who like to practise their swing Hollingbury Golf Course is nearby and the breathtaking vistas of the South Downs are within easy reach.

Local schools include the ever popular Wishing Tree Nursery, Patcham Infant School and Nursery Class, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.

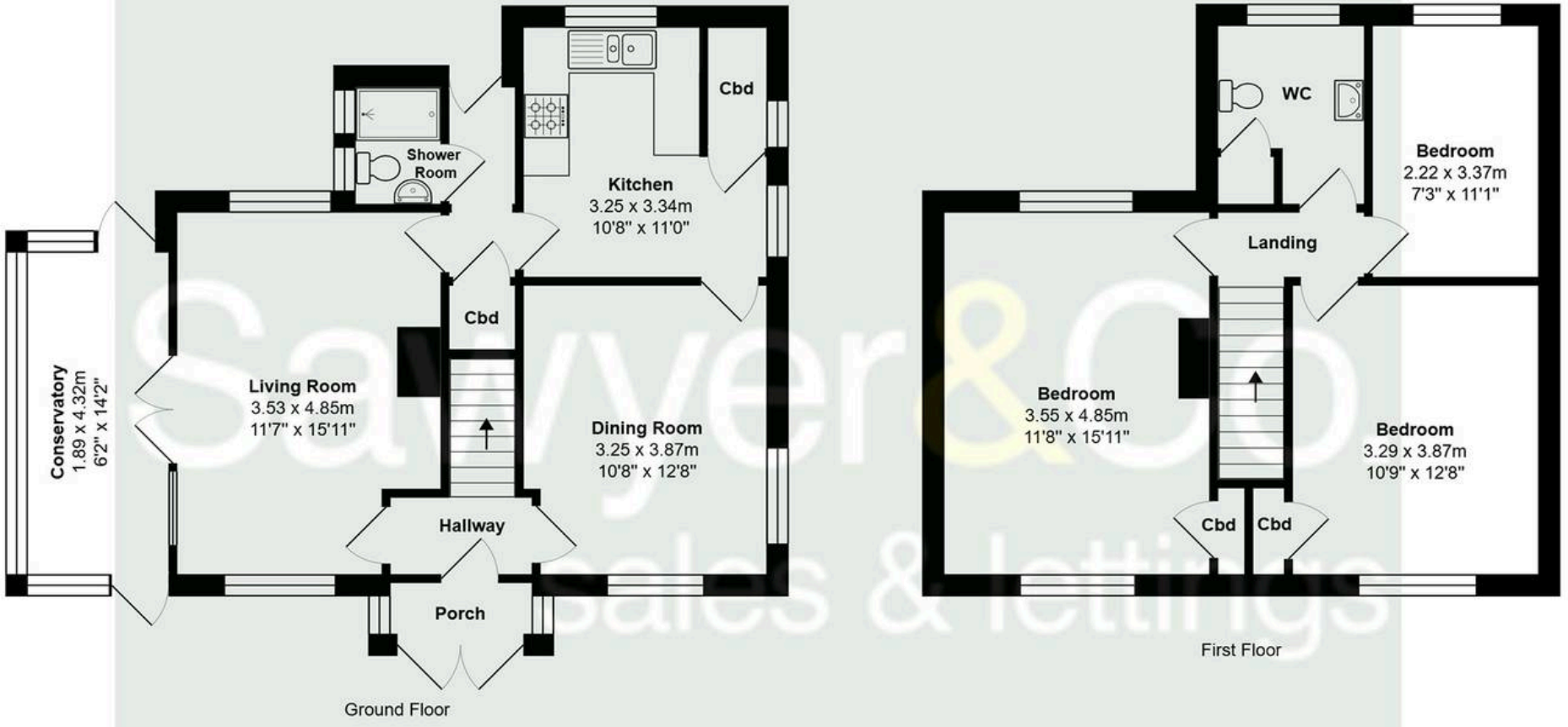
Further Information

This house has a shared driveway and is not currently located within a controlled parking zone and is in Council Tax band E, which was charged at £3,152.65 for 2026/27. EPC rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking – Not currently a controlled parking zone, and the property benefits from a sizable private driveway and a substantial garden shed.

This information has been provided by the seller. Please obtain verification via your legal representative.



Total Area: 109.8 m² ... 1181 ft²

All measurements are approximate and for display purposes only.

Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.