



## 62 SANYHILS AVENUE BRIGHTON, BN1 8UN

£470,000  
FREEHOLD

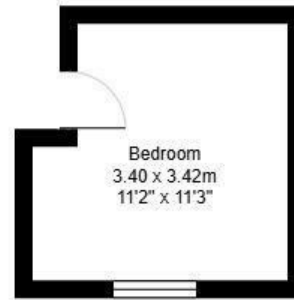
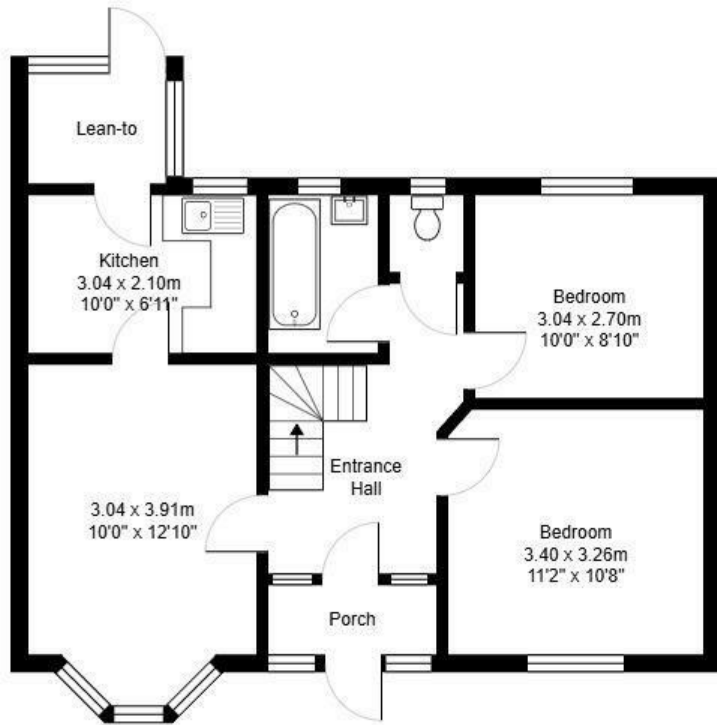
Detached bungalow occupying a corner plot with plenty of potential to modernise and extend (subject to necessary consents). This fantastic property benefits from spacious accommodation, comprising three double bedrooms, bathroom, separate WC, lounge diner, kitchen and lean-to conservatory. There is off street parking, a detached garage and a generous garden area to front, side and rear.

The location will appeal to many, especially those looking to take advantage of the local schools along with great transport links into the City and surrounding areas. The A27 and A23 are moments away making this a great property for commuters too.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS







62 Sanyhills Avenue

Total Area: 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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