



16 Heston Avenue, Brighton

Brighton

£425,000

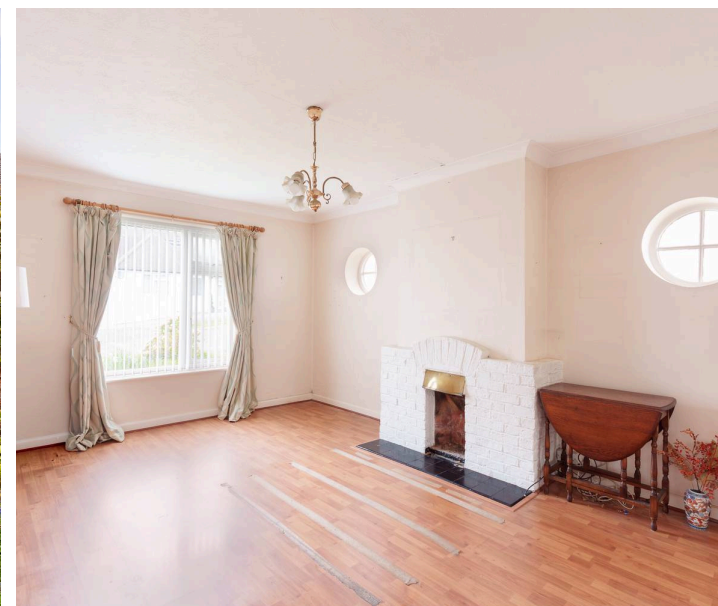
# 16 Heston Avenue

Brighton, Brighton

Two bedroom semi detached bungalow with original features, spacious rooms, conservatory, and large garden. Ideal for modernisation and extension (subject to planning). Great refurbishment potential. Council Tax band: C

Tenure: Freehold

- Semi detached bungalow
- Two double bedrooms
- Well maintained private garden
- Spacious living room
- Large conservatory
- Garage
- Potential to extend STNPC
- No chain



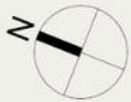


# HESTON AVENUE

## PATCHAM

APPROXIMATE GROSS INTERNAL AREA  
**85.3 sq m / 917 sq ft**

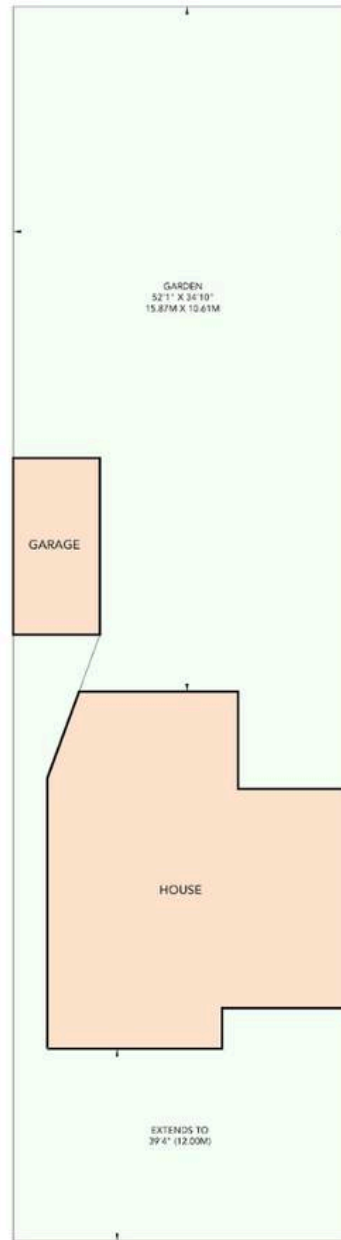
INCLUDING LIMITED USED AREA OF  
**12.9 sq m / 138 sq ft**



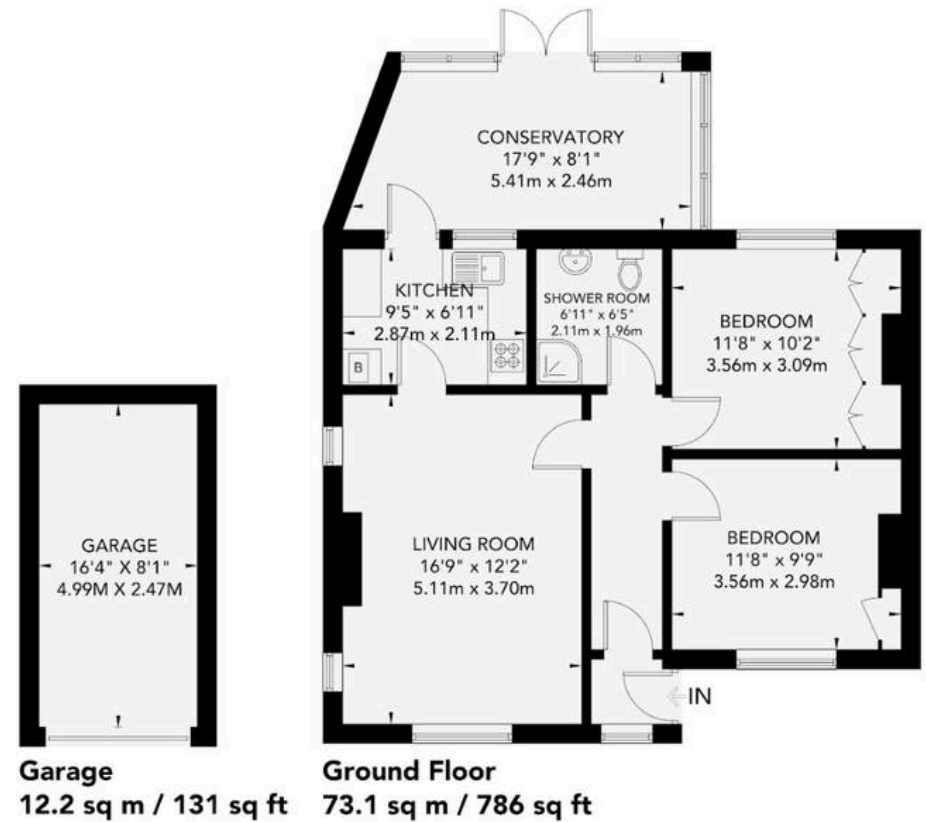
→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
↖	Garden Shortened for Display	□	Head Height Below 1.5m
☐	Skylight	B	Boiler

Floor plan is for illustration and identification purposes only and is not to scale.  
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.  
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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Site Plan



**Garage**  
**12.2 sq m / 131 sq ft**

**Ground Floor**  
**73.1 sq m / 786 sq ft**



## Winn Estates

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