



5, Highfields, Coldean, Brighton BN1 9AR

Spencer
& Leigh

5, Highfields,
Coldean, Brighton BN1 9AR

Price £325,000 - Freehold

- Semi detached family home
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen leading to breakfast room
- Useful utility cupboard
- Excellent condition throughout
- Popular location
- Private driveway
- Manicured rear garden
- Internal viewing considered a must

Positioned in this popular cul-de-sac in Coldean Village with tree lined views over fields is this delightful family home. Our vendors have enjoyed many happy years here however have now decided to downsize to a bungalow. The property features a useful entrance porch, 13' lounge leading to a dining room, a modern fitted kitchen and breakfast room. Additionally on the ground floor is a utility cupboard that has space & plumbing for a washing machine. At the first floor level are two good size bedrooms and the family bathroom. Internally the home is presented in excellent condition throughout. WE LOVE the manicured rear garden with the paved patio and mature borders. Parking is provided by a private driveway to the front. Viewing is highly recommended to appreciate this lovely home!



Highfields is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible.



Entrance porch

Entrance hall

Lounge
13' x 11'5

Dining room
8'11 x 8'10

Kitchen
8'11 x 8'9

Breakfast room
10' x 7'11

Utility area

Stairs rising to first floor

First floor landing

Bedroom
12'4 x 11'1

Bedroom
10'10 x 10'2

Shower room
7'5 x 6'8

OUTSIDE

Front garden

Private driveway

Rear garden

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Turn right onto London Road/A23

At the roundabout, take the 3rd exit

Go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27 ramp to Lewes/Newhaven

Merge onto A27

Take the exit toward Hollingbury

At the roundabout, take the 1st exit onto Coldean Lane

Turn right onto Forest Road

Turn right onto Rushlake Road

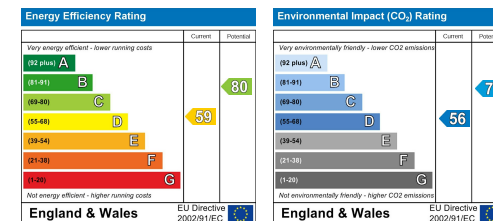
Turn left onto Middleton Rise

Turn right onto Roundway

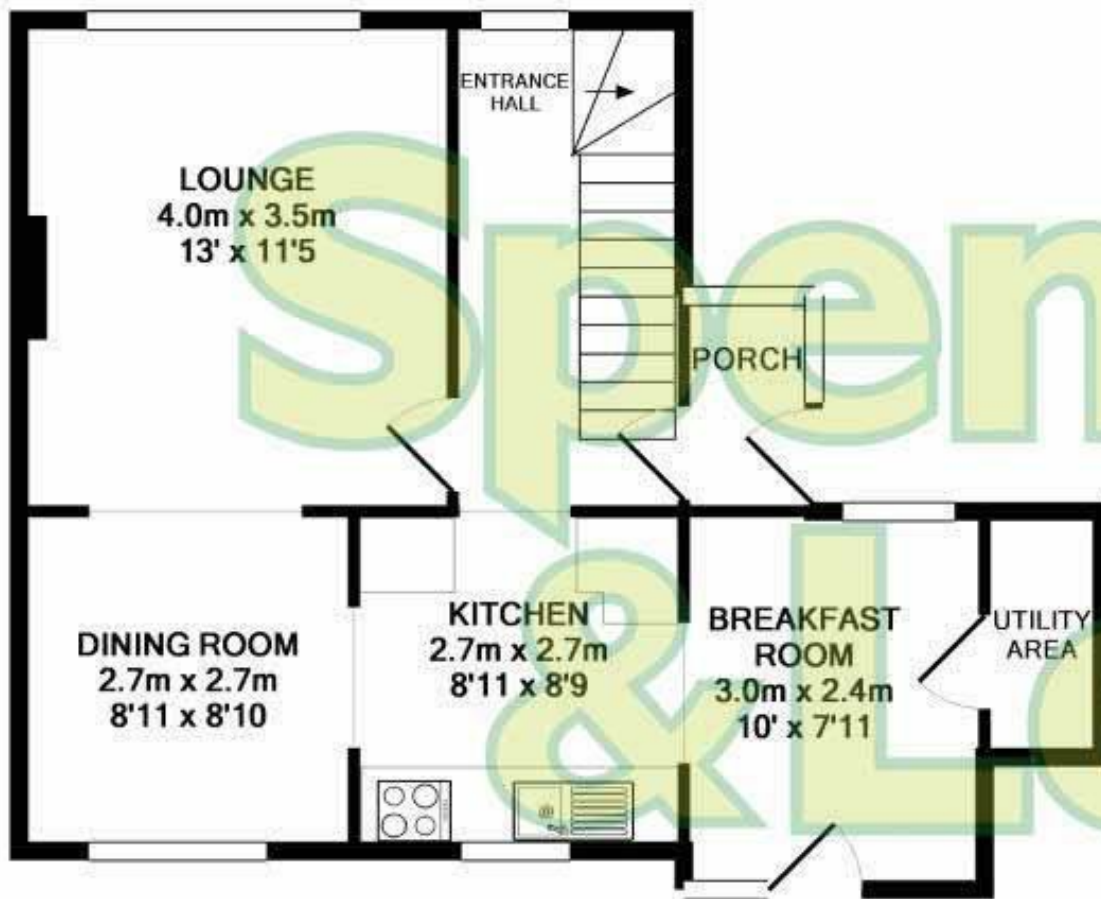
Turn right to stay on Roundway

Turn left onto Highfields

Arrive: Highfields, Coldean, Brighton BN1 9AR



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TOTAL APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)

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