

**Spencer  
& Leigh**



**14 Talbot Crescent, Coldean Village, Brighton, BN1 9GG**

## 14 Talbot Crescent, Coldean Village, Brighton, BN1 9GG

Offers Over £375,000 - Freehold

- Semi detached home
- Three good size bedrooms
- Potential to extend & improve, STNC
- 11'5 x 10'10 Kitchen and separate utility space
- Popular Coldean Village location
- Large south-westerly facing garden that fans out behind property
- Private driveway
- Set back from the road
- No onward chain
- Internal inspection highly recommended

Set in the charming Coldean Village, this delightful semi-detached house on Talbot Crescent offers a wonderful opportunity for families and individuals alike. Set back from the road, the property enjoys a sense of privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

The house boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The large rear garden is a standout feature, fanning out behind the property, offering a perfect canvas for gardening enthusiasts or a safe play area for children. This outdoor space is ideal for summer barbecues, family gatherings, or simply enjoying the fresh air.

With a private driveway, parking is convenient and hassle-free, a valuable asset in this sought-after area. The property presents an exciting opportunity for those looking to make their mark, as it has potential for improvement, allowing you to tailor it to your personal taste and lifestyle.

Importantly, there is no chain involved, ensuring a smooth and efficient purchasing process. This semi-detached house is not just a home; it is a chance to create lasting memories in a lovely community. Whether you are a first-time buyer or looking to invest, this property is well worth your consideration.



Talbot Crescent boasts a convenient parade of shops nearby and a regular bus service to the city and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible.



Entrance  
 Entrance Hallway  
 Living Room  
 17'7 x 14'8  
 Kitchen  
 11'5 x 10'10  
 Utility Room  
 10'1 x 7'9  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 12'2 x 10'1  
 Bedroom  
 10'11 x 10'10  
 Bedroom  
 10'2 x 7'1  
 Shower Room/WC  
 OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band C: £2,292.84 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private driveway and restricted on-street parking (Zone B) Zones B and D are not in controlled parking zones, so you don't need a resident parking permit. However, they do become controlled parking zones when matches and events are on at the American Express Community Stadium.  
 Broadband: Standard 3 Mbps, Superfast 78 Mbps. Ultrafast 5500 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

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.

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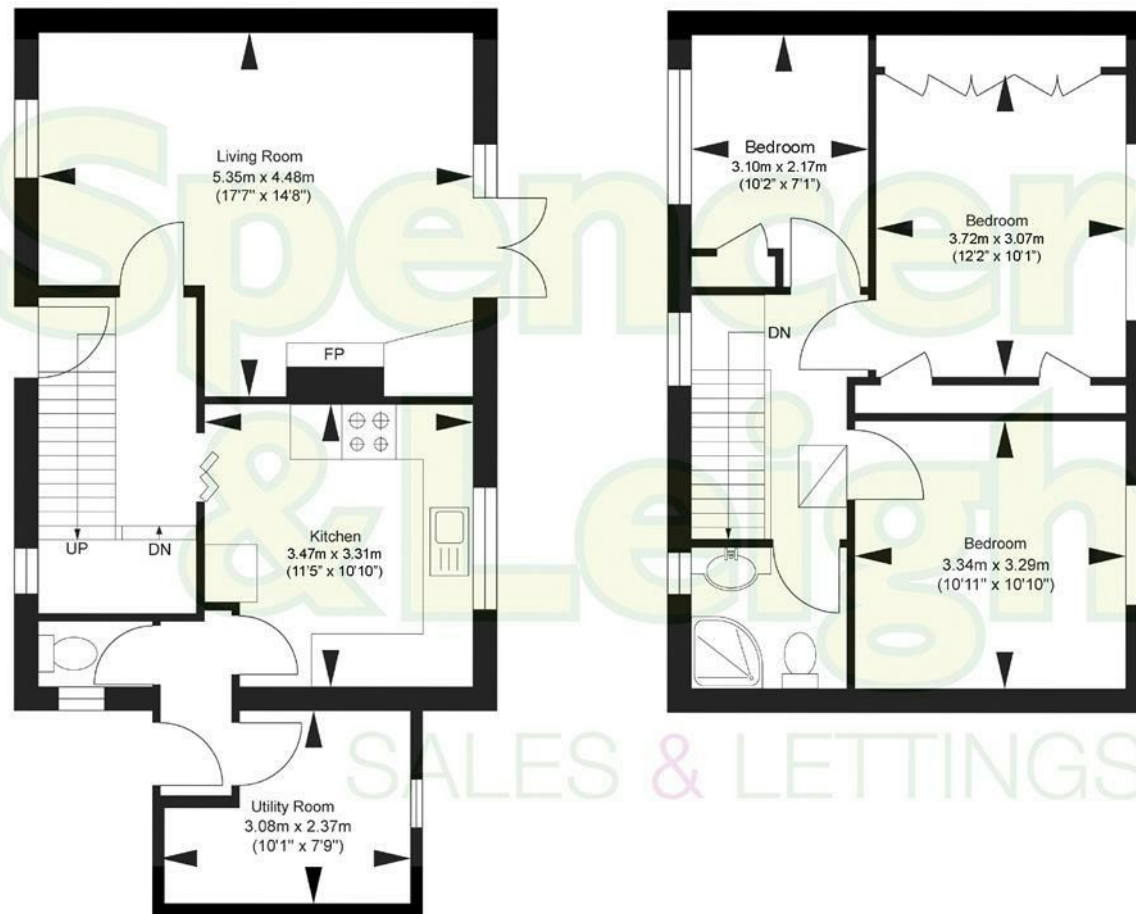
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	60	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Talbot Crescent



Ground Floor  
Approximate Floor Area  
551.44 sq ft  
( 51.23 sq m)

First Floor  
Approximate Floor Area  
463.39 sq ft  
( 43.05 sq m)

Approximate Gross Internal Area = 94.28 sq m / 1014.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.