

Spencer
& Leigh



67 Hawkhurst Road, Coldean, Brighton, BN1 9GF

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Guide Price £270,000 - Freehold

- Semi detached family home
- Three bedrooms
- 21' dual aspect lounge/dinning room
- Modern fitted kitchen
- Separate utility room
- Terraced rear garden
- No onward chain
- Private parking for several vehicles
- Viewing recommended
- Exclusive to Spencer & Leigh

"Being Offered For Sale via Conditional Sale"

Set back from the road with elevated views towards Stanmer Park is this semi-detached family home with three bedrooms. This home features a 21' lounge dining room with enough space for sofas, a dining table and chairs. This dual-aspect room is bathed in light and has views to the front and overlooks the rear garden at the back. The kitchen is a good size with fitted units. Adjacent to the kitchen is a useful utility room ideal for hiding your appliances and washing. On the first floor are the three bedrooms, along with the family bathroom having a white fitted suite. Outside, the rear garden is terraced over two levels, being laid mainly with low-maintenance artificial turf. Parking is provided by a private hardstanding at the front for several vehicles. Other points worthy of mention include double glazing and gas-fired central heating. Exclusive to Spencer & Leigh, viewing highly recommended.



Hawkhurst Road 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

Sitting/Dining Room
22'2 x 11'5

Kitchen
9' x 8'5

Utility Room
11'6 x 6'3

Stairs rising to First Floor

Bedroom
10'9 x 9'10

Bedroom
10'11 x 8'10

Bedroom
10'11 x 8'7

Family Bathroom

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 un-restricted on-street parking

Broadband: Standard 1 Mbps, Superfast 48 Mbps. Ultrafast 1000 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

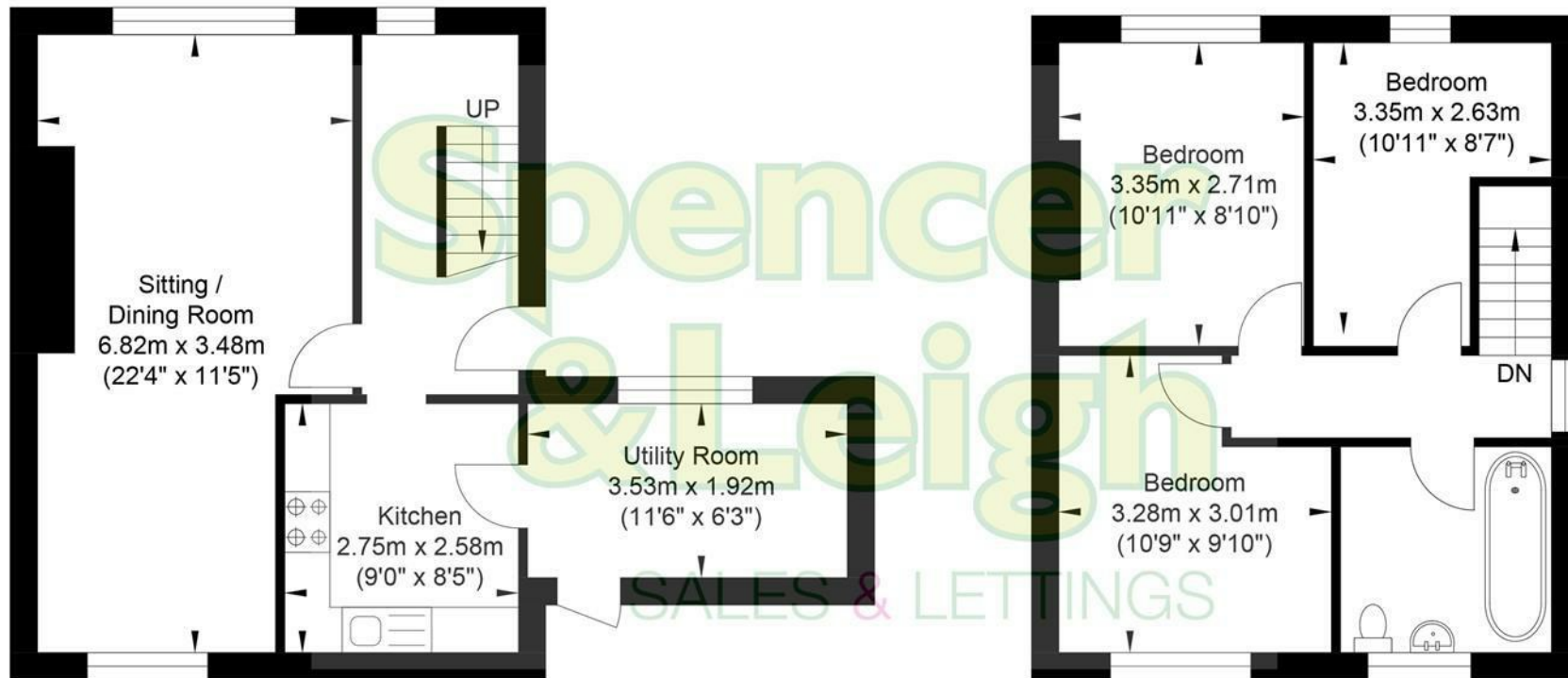
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	62	
England & Wales		EU Directive 2002/91/EC



Hawkhurst Road



Ground Floor
Approximate Floor Area
464.89 sq ft
(43.19 sq m)



First Floor
Approximate Floor Area
394.06 sq ft
(36.61 sq m)

Approximate Gross Internal Area = 79.8 sq m / 858.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.