



37, Ringmer Drive, Brighton, BN1 9HW

Spencer
& Leigh



37, Ringmer Drive,
Brighton, BN1 9HW

Guide Price £325,000 - Freehold

- Semi detached family home
- Three bedrooms
- 18' Dual aspect living room
- 18' Kitchen/dining room
- Family bathroom with four piece suite
- Well presented throughout
- Triple glazed sash windows
- Useful outbuilding
- Mature tiered rear garden
- For Sale via Conditional Online Auction- No chain

This spacious three-bedroom semi-detached home offers versatile accommodation perfect for families. Upon entering, you are welcomed by an 18-foot kitchen/dining room that provides ample space for both appliances and a dining table with chairs. The large living room features a dual aspect and a log burner that serves as a focal point, creating a bright and airy atmosphere with patio doors leading to the garden.

On the first floor, you will find three good-sized bedrooms along with a family bathroom that includes a four-piece suite. Outside, the rear garden is tiered and includes a useful outbuilding at the back. We highly recommend viewing this lovely family home to fully appreciate its charm.

The location boasts excellent transport links to and from the city and offers easy access to local road networks.

For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.

Auction end date and time: Wednesday 9th September at 12.30 pm

The auction will be exclusively available online via our website, including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors

Stage 4) You are ready to bid - Good Luck!



On the outskirts of Brighton & Hove this property offers easy access to the universities, Falmer Stadium and sporting facilities and the South Downs. Travel networks in and out of the city are also easily available.



Entrance
Entrance Hallway
Living Room
18'0 x 10'7
Kitchen/Dining Room
18'0 x 14'7
Stairs rising to First Floor
Bedroom
14'7 x 12'1
Bedroom
12'1 x 10'7
Study
9'0 x 7'4

Family Bath/Shower Room

OUTSIDE

Front Garden

Rear Garden

Outbuilding
9'0 x 9'0

Property Information
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on-street parking
Broadband: Standard 4 Mbps, Superfast 40 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.

t: 01273 565566
w: www.spencerandleigh.co.uk

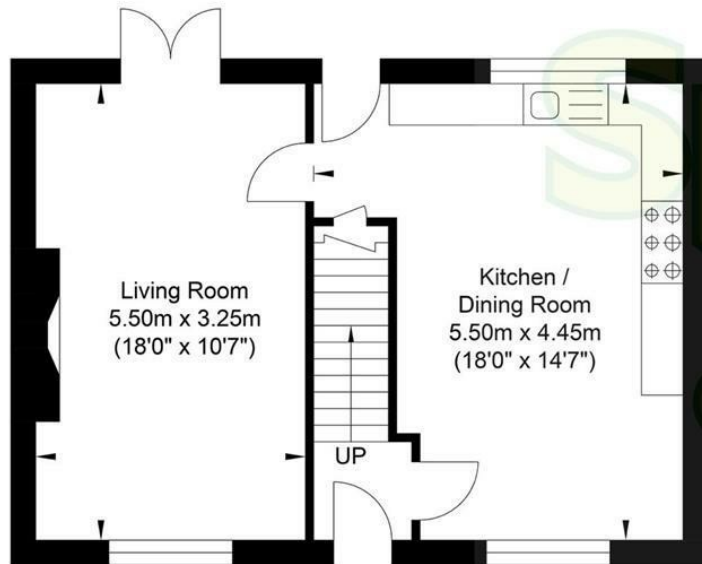


Council:- BHCC
Council Tax Band:- B

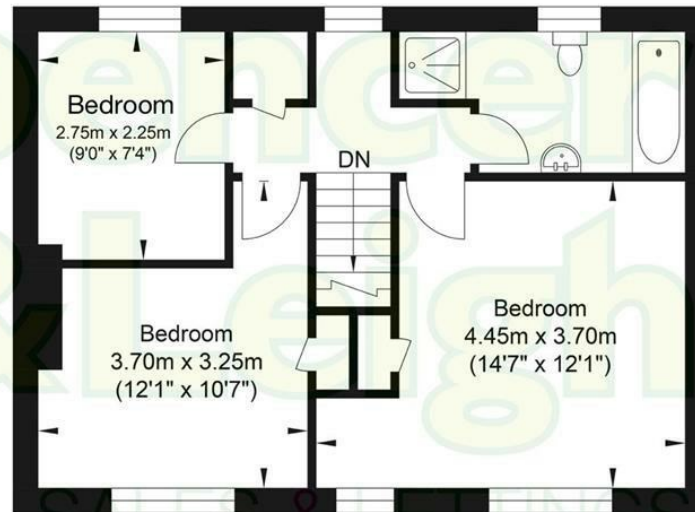
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



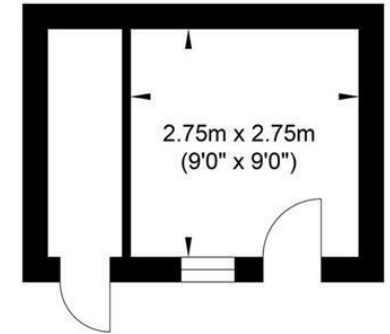
Ringmer Drive, Brighton



Ground Floor
Approximate Floor Area
461.77 sq ft
(42.90 sq m)



First Floor
Approximate Floor Area
461.77 sq ft
(42.90 sq m)



Outbuilding
Approximate Floor Area
110.97 sq ft
(10.31 sq m)



Approximate Gross Internal Area = 96.11 sq m / 1034.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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