

Spencer & Leigh



147 Hawkhurst Road, Coldean, Brighton, East Sussex, BN1 9EB

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Brighton, BN1 9EB

Guide Price £300,000 - £325,000 Freehold

- Mid terrace house with parking at the rear
- Three first floor bedrooms
- Extended ground floor accommodation
- Good size lounge and separate dining room
- Spacious kitchen/breakfast room
- White bathroom suite/WC
- Set back from the road in a commanding position
- Front and rear gardens
- No ongoing chain, double glazing & GCH
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £300,000 - £325,000

Set back from the road in a commanding position is this extended mid terrace house offered for sale with no ongoing chain. The property can be accessed from the rear via an unmade road with private vehicle standing space. The property features UPVC double glazing, gas fired central heating and views towards Stanmer Park from the front of the property. The spacious layout features a good size living room with views, this room flows into an extended dining room which overlooks the rear garden. The modern fitted kitchen has plenty of built in cupboards and worktop space. There is also space for dining table and chairs for relaxed dining. On the first floor there are three bedrooms, one double room and two single rooms, accessed via one another. Outside there are front and rear gardens with lawn, patio and shrubs. Energy savings can be made from roof mounted solar panels which are owned by the seller and will remain at the property which receive smart export guarantee from the current supplier, Octopus. Viewing highly recommended, exclusive to Spencer & Leigh.



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

Living Room
14'9 x 9'11

Dining Room
11'11 x 9'11

Kitchen/Breakfast Room
16'6 x 14'7

Stairs rising to First Floor

Bedroom
13'8 x 8'10

Bedroom
9'11 x 8'8

Bedroom
9'11 x 5'9

Family Bathroom
10'6 x 5'7

OUTSIDE

Rear Garden

Vehicle Standing Space

Property Information

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private vehicle standing space and un-restricted on-street parking

Broadband: Standard 2 Mbps, Superfast 48 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:- B

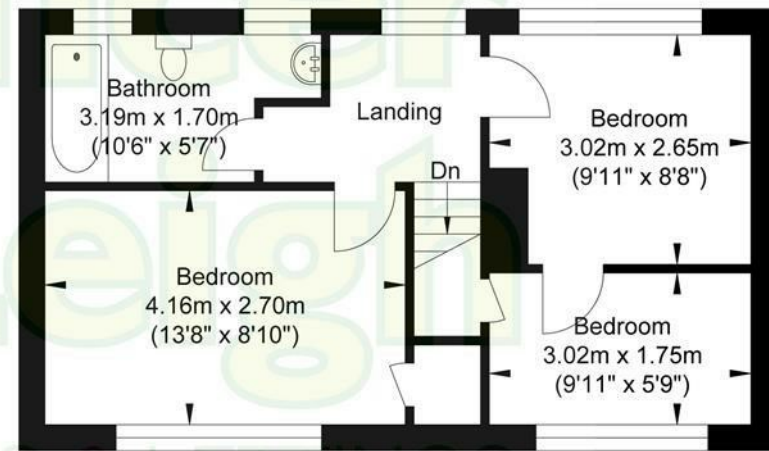
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hawkhurst Road



Ground Floor
Approximate Floor Area
513.44 sq ft
(47.70 sq m)



First Floor
Approximate Floor Area
395.03 sq ft
(36.70 sq m)



Approximate Gross Internal Area = 84.40 sq m / 908.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.