

Spencer
& Leigh



32 Beatty Avenue, Brighton, BN1 9ED

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Offers In Excess Of £390,000 - Freehold

- Mid terrace family home
- Three good size bedrooms
- 17' Living room leading to conservatory
- 17' Kitchen/dining room
- Utility area
- Scope to further improve
- Beautiful rear garden
- Popular Coldean Village
- No onward chain
- Internal inspection recommended

This well presented property is situated in the popular village of Coldean and in our opinion would make a perfect family home. Unusually, all three bedrooms are good size doubles and the kitchen/dining room is a fantastic size measuring 17'. There is a pleasant 17' lounge leading to a conservatory overlooking the garden, a separate utility area, and a family bathroom. The rear garden is beautiful with low maintenance paved & lawn areas with colourful shrub borders. Distant views over Coldean towards the Downs can be enjoyed from the first floor. The property benefits from Gas fired central heating, double glazed windows & doors throughout and is offered for sale with no on-going chain. A regular bus service to the city centre can be picked up nearby in Hawkhurst Road as can other commuter links via the A23/A27. There are local shops in Beatty Avenue itself with larger superstores such as Asda and Marks & Spencer in nearby Hollingbury in addition to close proximity to the University.

COUNCIL TAX BAND: C - £1,882.94 2022/2023



Beatty Avenue boasts a convenient parade of shops 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 including local shops, a pharmacy and doctors surgery are all easily accessible. Coldean also benefits from unrestricted 'on road' parking apart from days when the Amex stadium is in use: for these occasions the council issues a free permit per household.



Entrance
 Entrance Hallway
 Living Room
 17'9 x 14'2
 Kitchen/Dining Room
 17'2 x 12'11
 Stairs rising to First Floor

Bedroom
 14'3 x 12'0
 Bedroom
 13'8 x 12'2

Bedroom
 10'10 x 7'6

Family Bathroom

OUTSIDE

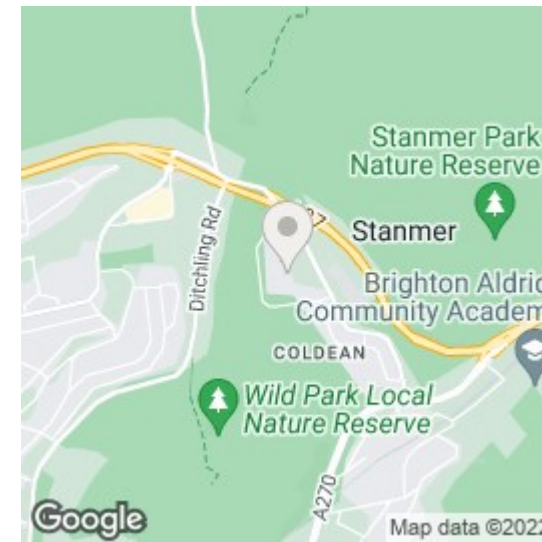
Conservatory
 10'6 x 7'5

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.

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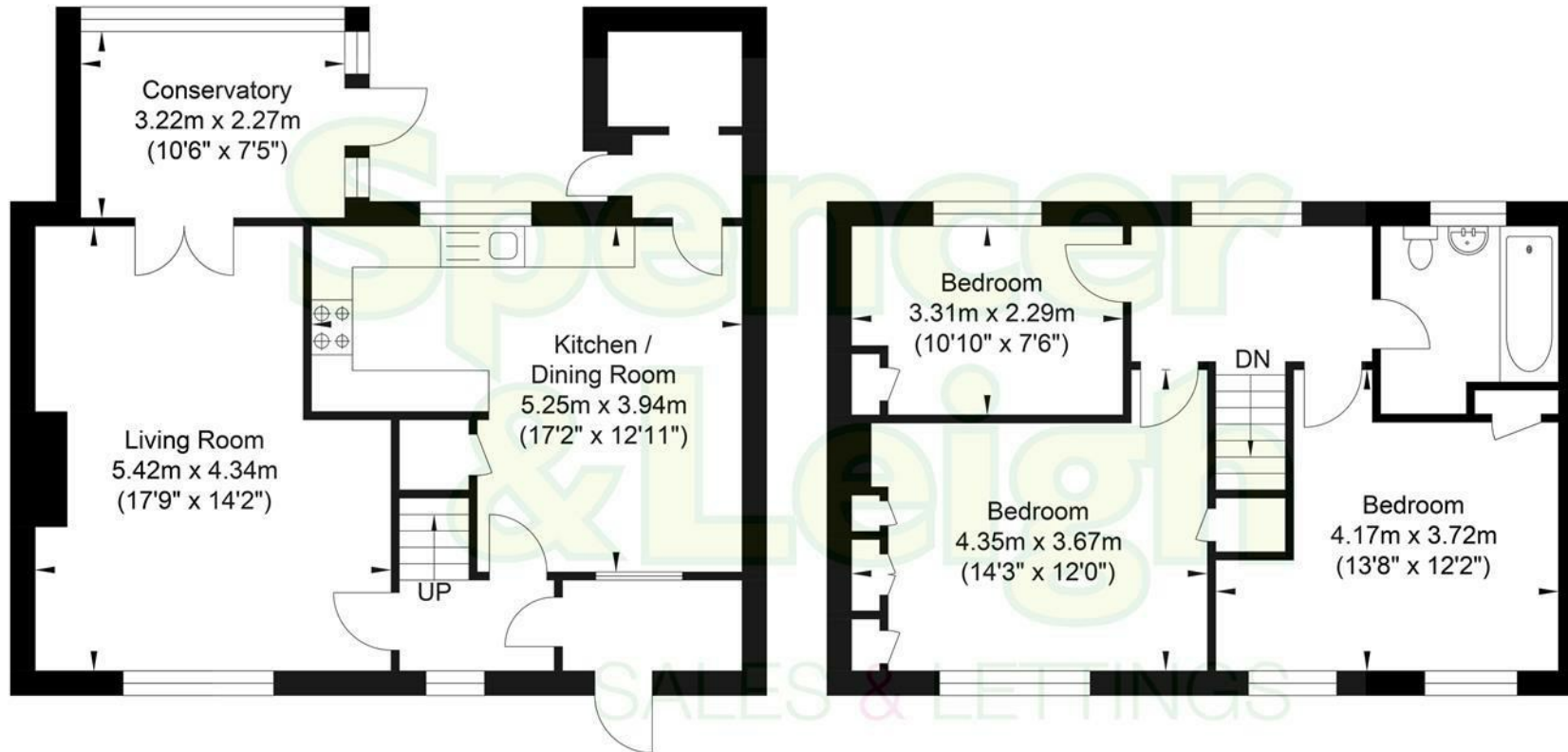
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Beatty Avenue, Coldean



Ground Floor
Approximate Floor Area
634.31 sq ft
(58.93 sq m)

First Floor
Approximate Floor Area
502.88 sq ft
(46.72 sq m)

Approximate Gross Internal Area = 105.65 sq m / 1137.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.