

**Spencer
& Leigh**



3 Kenilworth Close, Brighton, BN2 4LF

3 Kenilworth Close,
Brighton, BN2 4LF

Guide Price £350,000 - £375,000 Freehold

- Two Bedroom Family Home
- No Onward Chain
- Ideal First Time Purchase or Buy To Let Investment
- Presented in Immaculate Condition
- Large 17'11" Main Bedroom
- Flexible Office Space
- Newly Laid to Lawn Rear Garden
- Additional Sun Terrace with Great Views
- Vendor Installing New Boiler
- Potential to Extend STNC

GUIDE PRICE £350,000 - £375,000

Offered for sale with the advantage of No-Onward chain, in Immaculate Condition and with a favoured Southerly facing garden is this ideal First time purchase or Buy-to-Let investment. The property itself features generously proportioned rooms with an additional bonus area off the Kitchen which would make a perfect Office, Snug or Utility Room. The property comprises in brief; 18' x 8'10" Kitchen/Diner with a range of wall & floor mounted white high gloss units, framed with contrasting black tile splashback, 12'7" x 11'6" Living Room with a pleasant view of the rear garden and that flexible office room! Stairs rise to the first floor where both Double Bedrooms with plush grey carpets and Bathroom are found, the main being an impressive 17'11 "x 9'8" offering an abundance of space and the tiled bathroom has a range of essential white sanitaryware. Other points worthy of a mention are the large low maintenance Sun Terrace laid with artificial turf, flowing down to newly laid to lawn terraced rear garden all of this both South Facing and offering great elevated views! Other properties in the area have created additional off road parking which is a possibility given the width of the plot STNC. Early viewing is deemed essential not to miss out on all this property has to offer!

Council Tax Band C: £1,882.94 2022/2023



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

12'7 x 11'6

Kitchen/Dining Room

18'0 x 8'10

Office

11'5 x 8'6

Stairs rising to First Floor

Bedroom

17'11 x 9'8

Bedroom

11'11 x 9'11

Family Bathroom

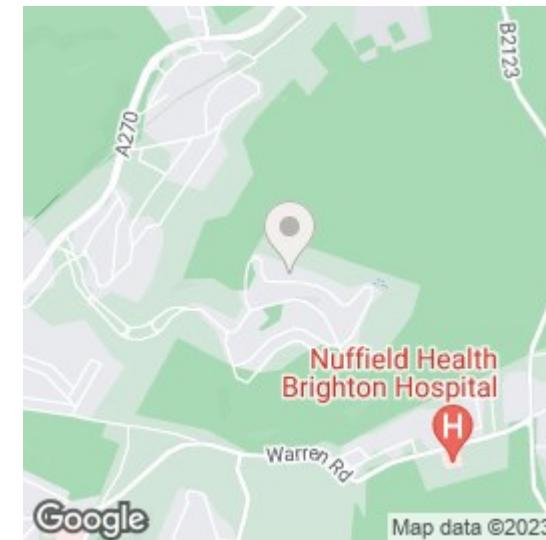
OUTSIDE

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		67
(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

Spencer & Leigh

Kenilworth Close



Approximate Gross Internal Area = 82.60 sq m / 889.09 sq ft

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