

**Spencer  
& Leigh**



**9 Nanson Road, Coldean, Brighton, BN1 9GJ**

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Brighton, BN1 9GJ

Offers In Excess Of £550,000 - Freehold

- Larger than average extended family home, set on a corner plot
- Four bedrooms, one currently being used as a dressing room
- Modernly fitted family bathroom and en-suite shower room
- Open plan kitchen/dining room with integrated appliances
- Dual aspect separate living room with patio doors
- Large rear garden with two patio areas, sunken hot tub and low maintenance astro turf
- Useful front porch for additional storage
- Off road parking for several vehicles
- Neutrally decorated throughout
- Popular Coldean Village location

This impressive semi-detached house on Nanson Road, Coldean offers a perfect blend of space and modern living. Spanning an expansive 1,356 square feet, this larger-than-average extended corner family home is ideal for those seeking comfort and convenience.

Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The open plan kitchen and dining area is a true highlight, featuring integrated appliances and a large breakfast bar that make cooking and hosting a delight. The separate living room, complete with patio doors, seamlessly connects to the large rear garden, allowing for an abundance of natural light and easy access to outdoor living.

This property boasts four generously sized bedrooms, the smallest bedroom is currently being used as a dressing room, ensuring that there is plenty of room for family and guests alike. The family bathroom is thoughtfully designed, and the en-suite shower room adds an extra touch of luxury and convenience.

The outdoor space is equally impressive, featuring a large rear garden that includes a patio area ideal for those Summer BBQ's and a sunken hot tub perfect for unwinding after a long day. Steps lead down to an astro area perfect for the kids and a second patio area. Additionally, the property offers off-road parking for several vehicles at the front, a rare find in this desirable location.

With its blend of modern amenities and spacious living areas, this home is an excellent opportunity for families looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your own.



Nanson 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

Porch

Sitting Room  
17'5 x 13'1

Kitchen/Dining Room  
21'3 x 20'11

Stairs rising to First Floor

Bedroom  
12'9 x 10'4

Bedroom  
11'6 x 10'2

En-suite Shower Room/WC

Bedroom  
10'4 x 10'4

Dressing Room/Bedroom

Family Bathroom

OUTSIDE

Rear Garden

#### Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Driveway and un-restricted on street parking

Broadband: Standard 3 Mbps, Superfast 73 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)

Mobile: Fair/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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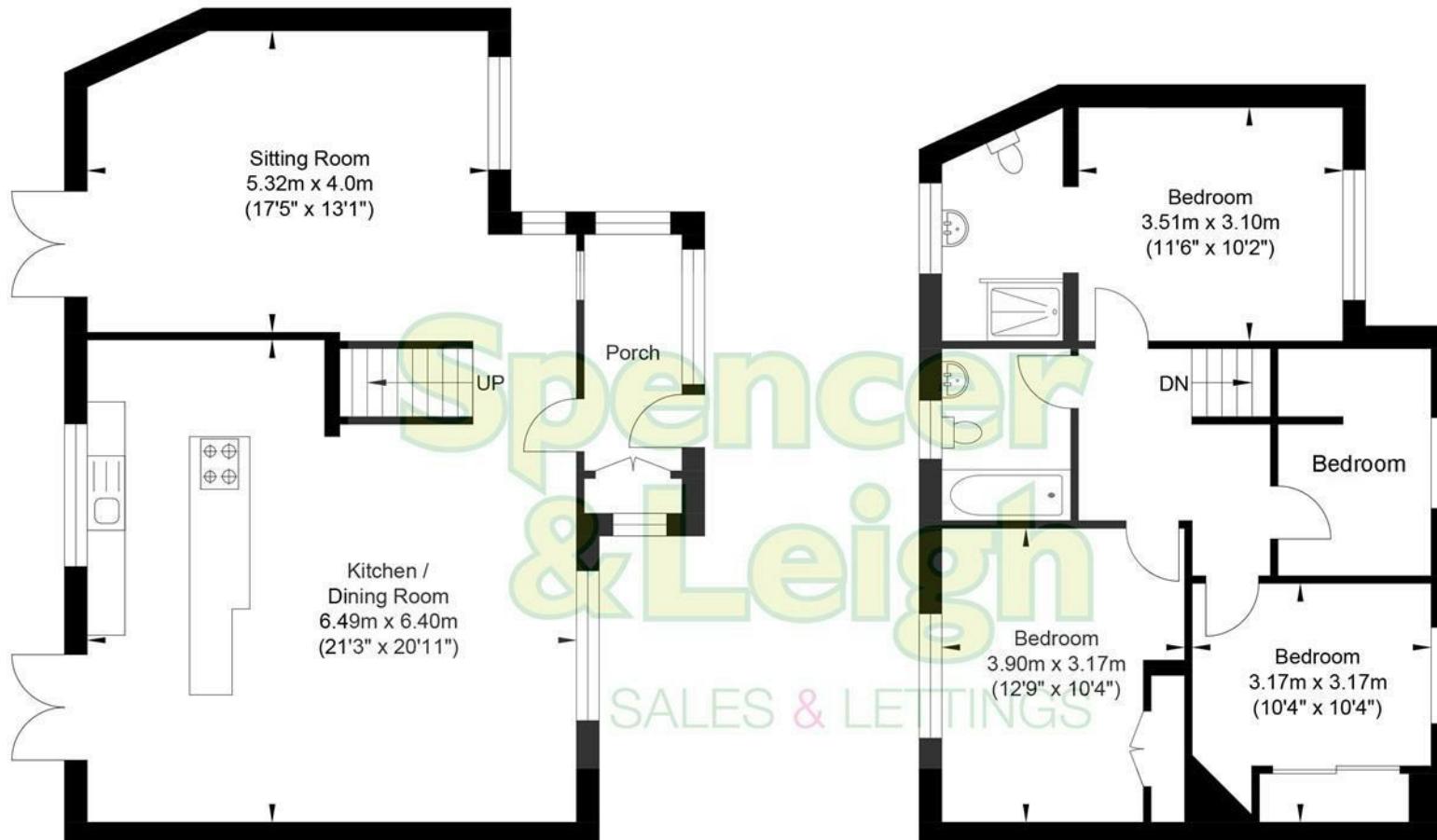
Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating

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

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Approximate Gross Internal Area = 126.0 sq m / 1356.25 sq ft

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