

Spencer
& Leigh



132 Saunders Hill, Brighton, BN1 9ES

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Brighton, BN1 9ES

Guide Price £450,000 - £500,000 Freehold

- Extended semi-detached family home
- Five bedrooms
- G/f shower room & F/f family bathroom
- Modern fitted extended kitchen
- Large living/dining room with a dual aspect
- Popular residential location
- Neutral décor throughout
- Good size rear garden with home office
- No onward chain
- Viewing recommended

GUIDE PRICE £450,000 - £500,000

Having been the subject of much improvement and extension is this spacious five bedroom home. The property is presented in excellent condition and is positioned in a pretty part of the road overlooking open fields. As you enter through the useful porch you are immediately greeted by a sense of space and quality. The formal lounge is open to the dining area and has a bright dual aspect with an exposed brick chimney breast. The kitchen features a range of modern fitted units with ample utility space. Additionally, on the ground floor you will find bedroom five with a walk in shower room opposite. Stairs rise to the first floor landing where you find four further bedrooms and the family bathroom. All five bedrooms are good size double rooms making this home ideal for a family. Outside the property benefits from both front and rear gardens. The rear garden has defined areas with both lawn and patio areas to enjoy. The rear garden also boasts a garden office with mains electricity making it ideal if you need a studio or work from home space. The icing on the cake is no onward chain! Internal inspection is highly recommended to appreciate this lovely home.

Council Tax Band C: £1,980.36 2023/2024



Saunders Hill overlooks open fields and benefits' from 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
12'10 x 11'6
- Dining Room
8'11 x 8'9
- Kitchen
8'10 x 8'8
- Utility Room
12'5 x 4'7
- Bedroom
12'5 x 7'5
- G/f Shower Room/WC
- Stairs rising to First Floor
- Bedroom
17'10 x 11'1
- Bedroom
13'7 x 10'1
- Bedroom
12'4 x 9'1
- Bedroom
12'4" x 7'10"
- Family Bathroom
- OUTSIDE
- Rear Garden
- Front Garden
- Studio
18'3 x 9'7


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		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area = 132.43 sq m / 1425.46 sq ft

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