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ALE

Spencer
& Leigh



5 Hawkhurst Road, Brighton, BN1 9GF



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

- Mid terrace family home
- Two spacious double bedrooms
- Lounge with patio door leading to garden
- Large kitchen/dining room
- Modern high gloss white units
- Modern double glazing
- Gas fired central heating
- No ongoing chain
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £350,000 - £375,000

Offered For Sale with no ongoing chain is this spacious, modern family home with two double bedrooms. This lovely home boasts a generous kitchen/dining room with white modern high gloss units, built in appliances and a tiled floor. There is a separate lounge with direct access to the lawned garden and patio space. From the living room you can also connect back to the kitchen via a pair of glazed double doors. Moving up to the first floor there is a good size hallway and two spacious double bedrooms, the main room having two large built in wardrobes and views towards open green spaces. The bathroom is equipped with a white modern suite and an over bath shower/screen. Other points worthy of a mention include, modern gas central heating, double glazing and neutral internal decoration, simply ready to just move in and enjoy. Free on street parking, good local shops. Exclusive to Spencer & Leigh, viewing recommended.



Hawkhurst Road 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 are easily accessible.



Entrance
Entrance Hallway
Living Room
13' x 11'5
Kitchen/Dining Room
17'10 x 8'10
Stairs rising to First Floor

Bedroom
17'10 x 11'
Bedroom
10'10 x 10'2

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: Un-restricted on street parking
Broadband: Standard 1 Mbps, Superfast 80 Mbps. Ultrafast 1000 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. Agent Note - In accordance with the Estate Agent Act 1979 we advise that the owners of this property are related to a member of our Sales Team.

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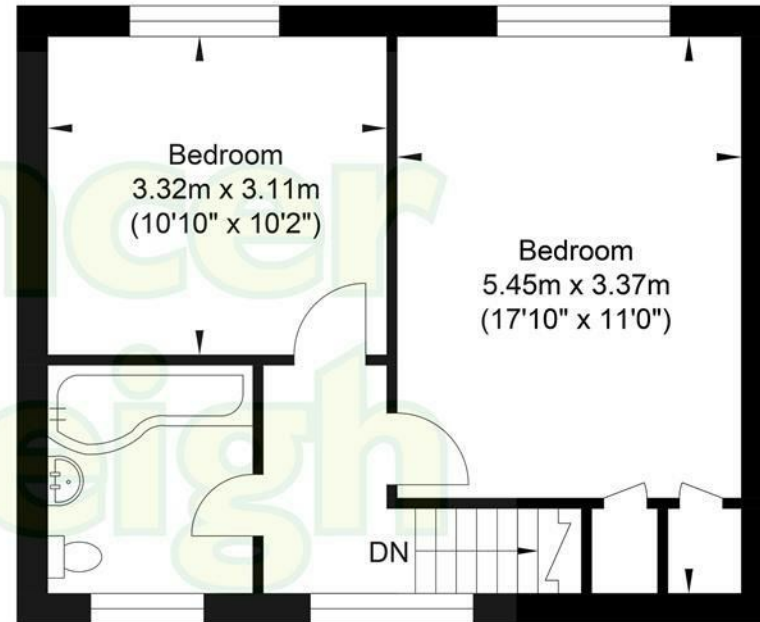
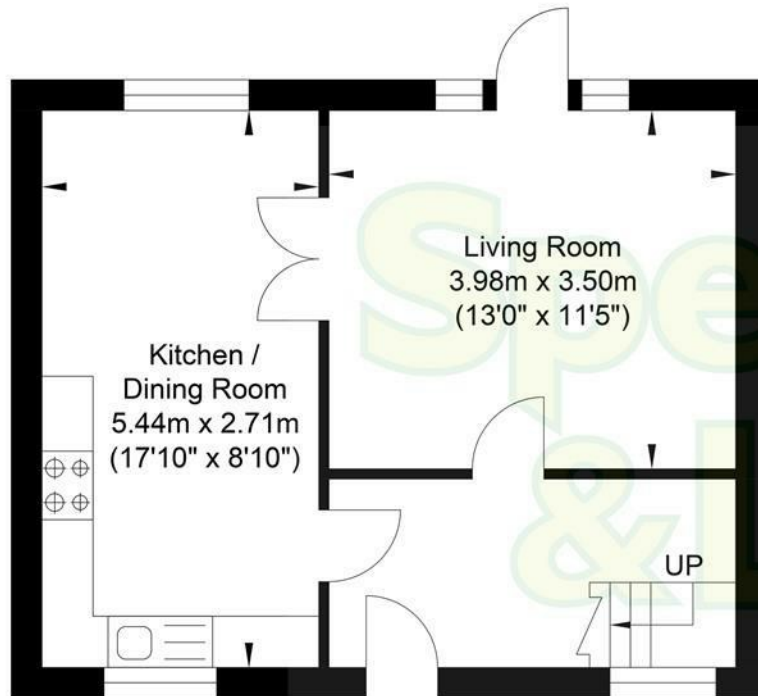


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	

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Hawkhurst Road



Ground Floor
Approximate Floor Area
397.61 sq ft
(36.94 sq m)

First Floor
Approximate Floor Area
397.61 sq ft
(36.94 sq m)

Approximate Gross Internal Area = 73.88 sq m / 795.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.