

**Spencer  
& Leigh**



**7 Wheatfield Way, Brighton, East Sussex, BN2 4RQ**

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Brighton, East Sussex, BN2 4RQ

O.I.R.O £400,000 - Freehold

- Three Bedroom Bungalow
- No Onward Chain
- Newly plastered walls and ceilings in the hallway and bedrooms
- Far Reaching Views from Sun Terrace
- Spacious Kitchen/Breakfast Room
- Bathroom with Separate Shower
- Garage with Up & Over Door
- Cellar/ Under Storage
- Private Rear Garden
- Potential to Convert the Loft Space STNC

Spencer & Leigh are delighted to offer for sale this charming three-bedroom family home, featuring expansive views from the stunning sun terrace and presenting significant potential for the next owner. The property is offered for Sale with no onward chain and is currently arranged with three spacious bedrooms, having the added benefit of newly plastered walls & ceilings along with new floor coverings.

Upon entering, you are welcomed by a wide hallway that provides access to all rooms. The spacious lounge/diner is bright and airy, thanks to a large bay window at the front. All of the bedrooms are considered doubles. The kitchen/breakfast room boasts an extensive countertop area and a variety of cabinets, neatly concealing essential appliances.

One of the standout features of this property is the expansive sun terrace, which extends from the kitchen and offers breathtaking views, benefiting from a predominantly westerly aspect. Additionally, the space below has been cleverly utilised as a workshop and utility rooms, which could easily be converted into an office or games room.

Parking is available via a wider shared driveway leading to a garage with an up-and-over door.

Although the property requires some modernisation, it has been well maintained, allowing the next owners to move in right away. Early viewings are highly recommended to fully appreciate all that this home has to offer.

Call Spencer & Leigh today!



On the outskirts of Brighton & Hove, Wheatfield Way offers easy access to the universities, Falmer Stadium and its sporting facilities plus the South Downs. Travel networks in and out of the city are also easily available.



Entrance  
 Entrance Hallway  
 Living Room  
 15'5 x 13'5  
 Kitchen  
 15'11 x 9'9  
 Bedroom  
 14'6 x 10'3  
 Bedroom  
 13'11 x 10'2  
 Bedroom  
 11'6 x 9'9  
 Family Bathroom  
 9'9 x 8'4

**OUTSIDE**

Studio  
 21'3 x 12'1  
 Workshop  
 15'11 x 9'11  
 Storage  
 13'11 x 10'2  
 Rear Garden  
 Garage  
 17'2 x 8'9

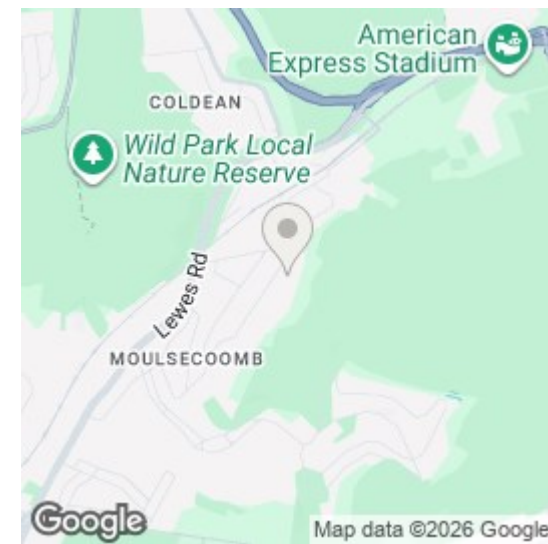
**Property Information**

Council Tax Band B: £2,292.84 2026/2027  
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage  
 Parking: Garage, shared driveway and un-restricted on street parking  
 Broadband: Standard 3 Mbps, Superfast 43 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)  
 Mobile: Fair 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.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Wheatfield Way



Garage  
Approximate Floor Area  
150.04 sq ft  
(13.94 sq m)

Outbuilding  
Approximate Floor Area  
505.90 sq ft  
(47.0 sq m)

Ground Floor  
Approximate Floor Area  
958.52 sq ft  
(89.05 sq m)



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 89.05 sq m / 958.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.