

Spencer
& Leigh



115 Downsway, Brighton, BN42 4WE

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Guide Price £400,000 - £425,000 Freehold

- Semi detached family home
- Three good size bedrooms
- Living room with wood burner
- Spacious kitchen/dining room with bi-folding doors
- Modern bathroom with separate W.C
- Presented in immaculate condition
- Beautiful open views towards the sea
- Southerly facing rear garden
- Potential to extend STNC
- Vendor suited

GUIDE PRICE £400,000 - £425,000

Backing onto green open space with beautiful views towards the sea is this immaculate semi detached family home which has been recently renovated by our current vendor. On the ground floor you will find a light and spacious hallway, cosy living room which benefits from a wood burning stove, stylish fitted kitchen/dining room with bi-folding doors, engineered oak flooring, space for an American style fridge freezer, breakfast bar, two integrated ovens, five ring gas hob, warming drawer and a boiling water combination tap. Stairs rise to the first floor where you will find three good size bedrooms, a modern fitted bathroom with claw footed bath and shower over and separate W.C. Outside the rear garden has a patio with steps leading down to a lawn, gated side and rear access and a brick built shed. Other points worthy of a mention are gas central heating via a 'Worcester' Combination boiler fitted in 2022 and double glazing throughout. Viewing is highly recommended by Spencer & Leigh.

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



Situated in a quiet residential location a short stroll from Portslade Village with Mile Oak Primary, Peter Gladwin & Kings schools in close proximity. Local amenities located at Valley Road Parade or a few minutes drive to the Holmbush Centre where you will find Tescos, M&S and Next. Road networks are easily accessible and buses to and from the City Centre are within easy walking distance.



Entrance

Entrance Hallway

Living Room
11'5 x 10'10

Kitchen/Dining Room
22'9 x 8'9

Stairs rising to First Floor

Bedroom
11'5 x 10'11

Bedroom
11'5 x 8'9

Bedroom
10'8 x 5'9

Family Bathroom

Cloakroom/WC

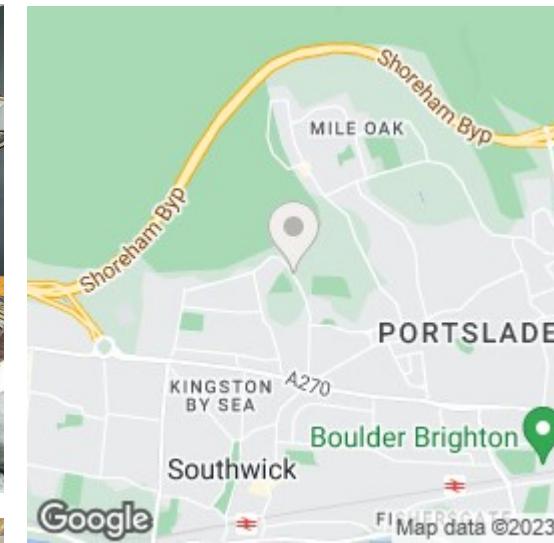
OUTSIDE

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.

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Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
England & Wales		EU Directive 2002/91/EC

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Downsway



Ground Floor
Approximate Floor Area
432.70 sq ft
(40.20 sq m)

First Floor
Approximate Floor Area
432.70 sq ft
(40.20 sq m)

Approximate Gross Internal Area = 80.40 sq m / 865.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.