

**Spencer
& Leigh**



11 Coldean Lane, Brighton, BN1 9GD

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Guide Price £550,000 - £600,000 Freehold

- Spacious Family Home
- Remodelled and Extended
- AMAZING Kitchen-Diner with Centre Island
- Four Bedrooms with Shutters fitted to Windows
- Family Bathroom and En-Suite facilities
- Ground Floor Cloak and Utility Room
- Renovated from Top to Bottom
- Smart Nest controls for Heating and Security
- Potential to Convert Garage to Annexe
- Private off Street Parking

GUIDE PRICE - £550,000 - £600,000

WOW!! You will be amazed at the eye catching modernisation, huge extension and remodelling of this family home by well renowned local company, offering the highest level of modern living. WE LOVE the amazing open plan kitchen family room positioned towards the rear of the house which benefits a favoured westerly aspect. Skylights are framed with bespoke LED lighting and polished concrete floors & work surfaces making this an enviable place to entertain. The formal lounge to the front of the property makes an ideal place to relax of an evening, with open fireplace, painted original floorboards and stylish cast iron radiator. Stairs lead to the first floor where you can find Three bedrooms, all considered doubles with one conveniently being used as the home office, the oversized bathroom having both bath and wet room style shower complete with underfloor heating. We particularly love the impressive Main bedroom occupying the whole of the top floor, boasting both ensuite bathroom and separate dressing room area. Outside the private hardstand provides off-road parking for two leading furthermore to an extended former garage which has been converted into a private family Pub. Internally the property has been renovated to the highest level and is currently set up for Nest home heating and security, allowing the purchaser to simply move straight in!

COUNCIL TAX BAND: C £1,882.94 2022/2023



Coldean Lane 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
 Entrance Hallway
 Living Room
 14'9 x 11'9
 Kitchen/Dining room
 28'2 x 18'8
 G/F Cloakroom/Utility Room
 Stairs rising First Floor

Bedroom
 13'1 x 10'9
 Bedroom
 13'1 x 11'5

Family Bathroom

Study
 7'10 x 7'2

Stairs Rising to Second Floor

Bedroom
 20'11 x 12'3

En suite Bathroom

OUTSIDE

Outbuilding
 24'11 x 8'10

Rear Garden

Private Hardstand

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		
(69-80) C	70	79
(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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Coledean Lane, Brighton



Ground Floor
Approximate Floor Area
772.41 sq ft
(71.76 sq m)

First Floor
Approximate Floor Area
496.96 sq ft
(46.17 sq m)

Second Floor
Approximate Floor Area
496.96 sq ft
(46.17 sq m)

Outbuilding
Approximate Floor Area
223.99 sq ft
(20.81 sq m)

Approximate Gross Internal Area = 184.91 sq m / 1990.35 sq ft

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

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