

Spencer  
& Leigh



2 Wootten House Stables, Old London Road, Brighton, BN1 8YA



## 2 Wootten House Stables, Old London Road, Brighton, BN1 8YA

Guide Price £675,000 - £725,000 Freehold

- Semi detached period cottage
- Brick & flint elevations beneath a tiled roof
- Located in the most idyllic setting
- Large rear garden with flint walls
- Three first floor bedrooms
- Spacious lounge dining room with French doors
- Feature inglenook fireplace
- Modern kitchen & bathroom
- Private off road parking
- Exclusive to Spencer & Leigh

GUIDE PRICE £675,000 to £725,000

Located in the most idyllic setting, tucked away from view in Patcham Old Village, is this delightful cottage of brick and flint elevations beneath a tiled roof. Rarely will you find a garden of this nature joined to such a beautiful home that offers so much. WE LOVE the large open plan lounge/dining room with its feature Inglenook fireplace, high ceilings and French doors. This is a great space to entertain with the option to easily spill into the garden & patio for larger gatherings. There is a modern fitted kitchen with white units which embraces lovely views of the garden giving a feeling of space and light. On the first floor there are three good size bedrooms with the main bedroom having a bank of fitted wardrobe cupboards. The bathroom is equipped with a modern suite having white fitted sanitary ware. Outside the large rear garden offers an expanse of lawn fringed by flint wall and fenced boundaries. The garden could easily house an Artist's Studio or Home Office/Gym should it be required. There is private off road parking located a few steps away in the Landmark Wootten House. Internal viewing is considered essential to fully appreciate this lovely home. Exclusive to Spencer & Leigh.

COUNCIL TAX BAND D - £2,118.31 2022/2023



The Old London Road is a much sought after location situated in Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away in the village along with the nearby M & S Food, Pets at Home and Asda Superstore.



Entrance

Entrance Hallway

Living/Dining Room

22'2 x 16'1

Kitchen

9'8 x 8'4

Stairs rising to First Floor

Bedroom

16'1 x 12'6

Bedroom

9'10 x 8'1

Bedroom

10'0 x 9'8

Bathroom

OUTSIDE

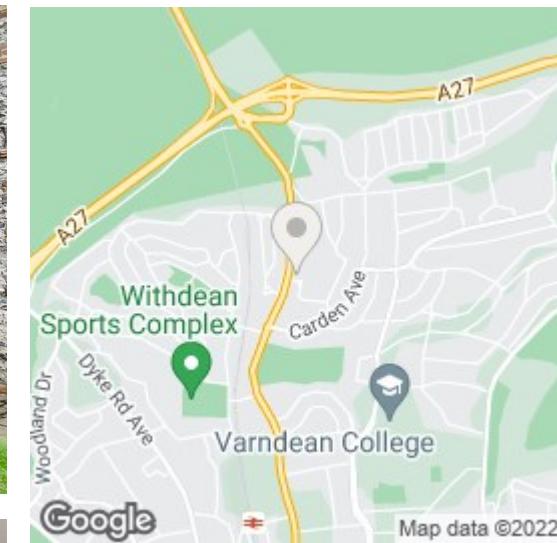
Rear Garden

Allocated Parking Space

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



Council:- BHCC

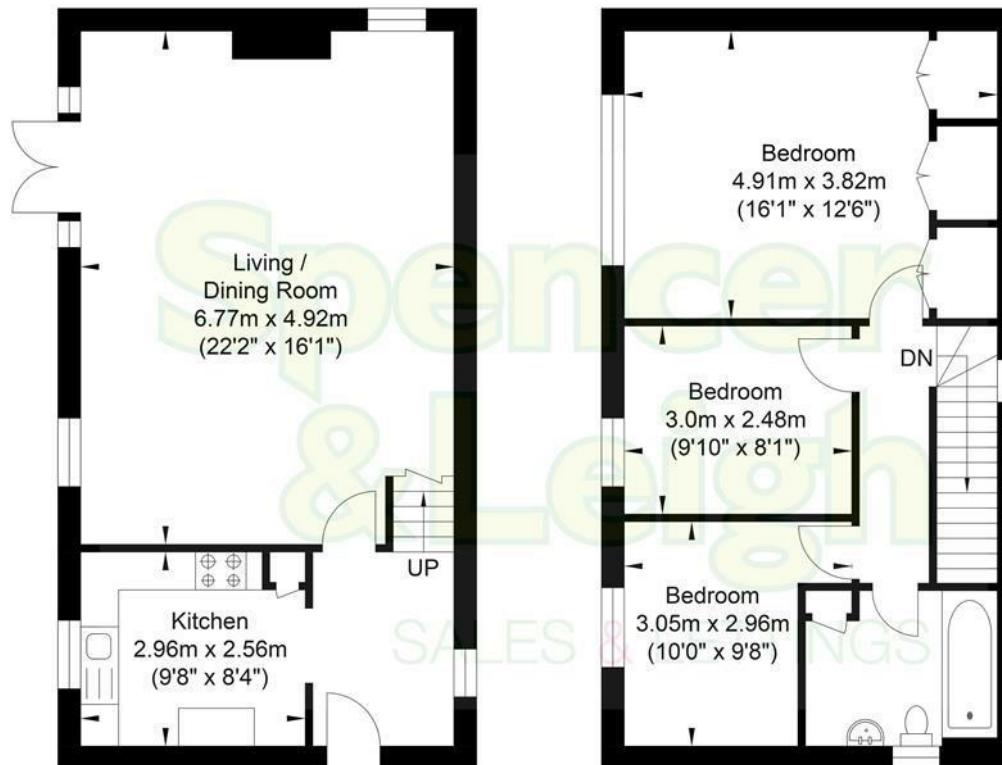
Council Tax Band:- D

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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# Old London Road, Brighton



Ground Floor  
Approximate Floor Area  
499.44 sq ft  
(46.40 sq m)

First Floor  
Approximate Floor Area  
499.44 sq ft  
(46.40 sq m)

Approximate Gross Internal Area = 92.80 sq m / 998.89 sq ft

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