

**Spencer
& Leigh**



144 Saunders Hill, Coldean, Brighton, BN1 9ES

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Guide Price £425,000 - £450,000 Freehold

- Extended semi detached family home
- Three good size bedrooms
- 22' Living/dining room
- 16' Kitchen with modern fitted units & a G/f Utility Room
- 22' Study/games room with views over the garden
- Rear garden with raised deck terrace and lawn area
- Off road parking space
- Well presented throughout
- Internal inspection recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 - £450,000

This extended three-bedroom home, located next to farmland, is surprisingly spacious! One of the standout features is the 22-foot lounge/dining room, which flows into a roomy 16-foot kitchen and a versatile 22-foot family room, currently set up as a study and games room.

On the first floor, you'll find three generously sized bedrooms along with a family bathroom that offers fantastic distant views over the rooftops of Coldean. The rear garden is a good size and includes a raised decked terrace with steps leading down to a lawn area.

Additionally, there is a private driveway that provides convenient off-road parking. We believe this adaptable property would be ideal for both families and buy-to-let investors. Coldean Primary School, local shops, and green recreational spaces are all within walking distance, and both Sussex and Brighton Universities are just a short bus ride away on Lewes Road.



Saunders Hill 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/Dining Room
 22'3 x 11'11
 Study/Games Room
 22'3 x 7'
 Kitchen
 16'7 x 9'10
 Utility Room
 6'7 x 3'3
 Stairs rising to First Floor

Bedroom
 11'2 x 10'4
 Bedroom
 11'1 x 10'4
 Bedroom
 10' x 7'9

Family Bathroom

OUTSIDE

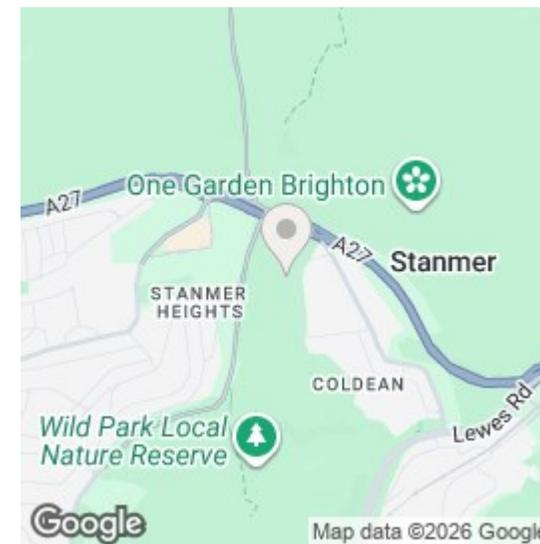
Rear Garden

Property Information
 Council Tax Band C: £2,182.92 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Hardstand and un-restricted on-street parking
 Broadband: Standard 29 Mbps and 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.

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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Saunders Hill



Ground Floor
Approximate Floor Area
680.0 sq ft
(63.10 sq m)

First Floor
Approximate Floor Area
396.0 sq ft
(36.8 sq m)



Approximate Gross Internal Area = 99.90 sq m / 1076.0 sq ft

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