

**Spencer
& Leigh**



40 Larkfield Way, Brighton, BN1 8EF

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Guide Price £650,000 - £700,000 Freehold

- Extended semi detached family home
- Four good sized bedrooms
- Two bathrooms
- 21' Living Room
- Separate dining room
- Spacious kitchen overlooking garden
- Secluded level rear garden
- Off street parking to front
- Sought after location
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

Situated in the desirable area of Larkfield Way, Brighton, this charming semi-detached home offers a perfect blend of comfort and style for family living. Spanning an impressive 1,452 square feet, the property boasts four generously sized bedrooms, providing ample space for family members or guests.

Upon entering, you are welcomed by a spacious 21-foot living room, ideal for relaxation and entertaining. The separate dining room offers a delightful setting for family meals or gatherings with friends. The well-appointed kitchen overlooks the secluded rear garden, allowing for a pleasant view while preparing meals.

The property features two modern bathrooms, ensuring convenience for the whole family. Outside, the level rear garden provides a tranquil retreat, perfect for enjoying sunny days or hosting barbecues. Additionally, off-street parking for three vehicles is available at the front, adding to the practicality of this lovely home.

This extended semi-detached family home is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. With its spacious layout and inviting atmosphere, this property is sure to appeal to families seeking a comfortable and stylish living environment in Brighton.



Larkfield Way is ideally situated for all amenities including local shops and supermarkets including M&S food and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 21'9 x 10'10
 Dining Room
 15'6 x 7'7
 Kitchen
 15'6 x 12'5
 G/f Bedroom
 13'5 x 11'8
 G/f Bedroom
 11' x 8'6
 G/f Bathroom
 Stairs rising to First Floor

Bedroom
 12'4 x 11'3
 Bedroom
 12'3 x 11'3
 Shower Room/WC

OUTSIDE

Rear Garden
 Garage/Shed
 13'9 x 8'6

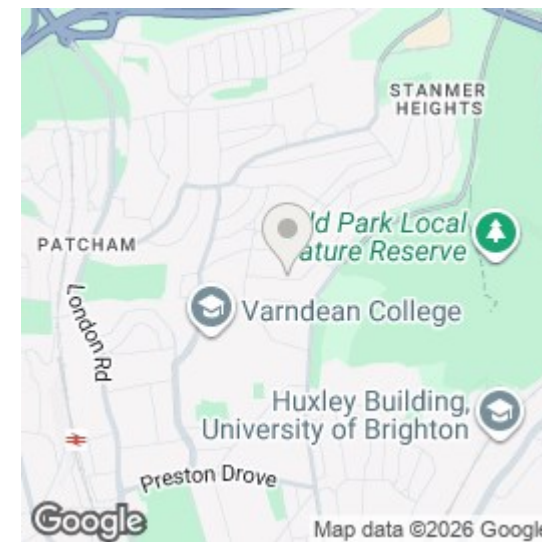
Property Information

Council Tax Band C: £2,182.92 2025/2026
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Garage, shared driveway, off road parking and un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 114 Mbps, Ultrafast 1800 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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Larkfield Way



Garage
Approximate Floor Area
117.54 sq ft
(10.92 sq m)

Ground Floor
Approximate Floor Area
1010.83 sq ft
(93.91 sq m)

First Floor
Approximate Floor Area
441.10 sq ft
(40.98 sq m)

Approximate Gross Internal (Excluding Garage) Area = 134.89 sq m / 1451.93 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.