

**Spencer
& Leigh**



129 Hawkhurst Road, Coldean Village, Brighton, BN1 9EB

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Brighton, BN1 9EB

Price £325,000 - Freehold

- Terraced family home
- Two good size bedrooms
- 23' Extended Living room
- G/f cloakroom/WC & F/f bathroom
- Popular location in Coldean Village
- Low maintenance rear garden
- Private drive leading to a Garage
- No onward chain
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This charming two-bedroom mid-terraced house in Brighton presents an excellent opportunity for those seeking a comfortable and well-located home. The property boasts an extended living room, providing ample space for relaxation and entertaining, complemented by a second versatile reception room that could serve as a dining area, home office, or snug. The layout flows beautifully, allowing you to easily imagine life within these walls.

Step inside and appreciate the thoughtful design. The ground floor offers generous living accommodation, perfect for modern lifestyles. The kitchen, while not explicitly detailed, provides a functional space for culinary endeavours. Upstairs, you will find two well-proportioned bedrooms, offering peaceful retreats at the end of the day, alongside a single, conveniently located bathroom. WE LOVE the potential this home offers to create your ideal living environment.

Externally, the property benefits from a private drive, a highly sought-after feature in Brighton, ensuring convenient off-road parking. Additionally, a garage provides further parking or valuable storage space. The low-maintenance outdoor areas are perfect for enjoying the Brighton sunshine without extensive upkeep.

One of the most significant advantages of this property is that it is offered with NO ONWARD CHAIN, promising a smoother and potentially quicker transaction process. This allows you to focus on making this house your home without the complexities of a lengthy chain.



Hawkhurst Road 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
 Sitting Room
 23'2 x 9'10
 Dining Room
 6'6 x 6'4
 Kitchen
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 15'8 x 9'11

Bedroom
 14'9 x 9'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
 19'5 x 11'11

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on-street parking

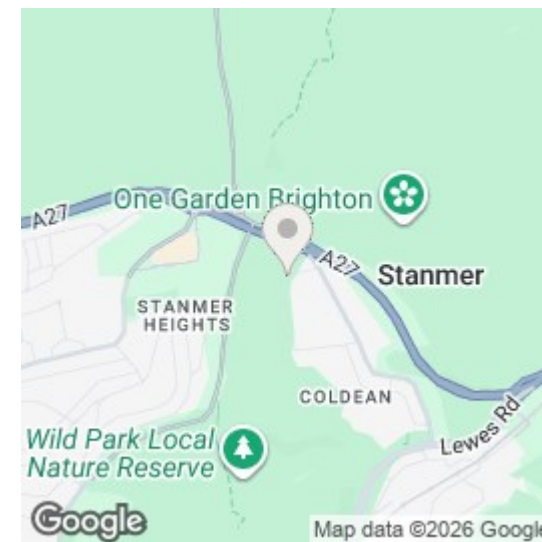
Broadband: Standard 1 Mbps, Superfast 31 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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 |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (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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Hawkhurst Road



SALES & LETTINGS

Garage
Approximate Floor Area
231.96 sq ft
(21.55 sq m)

Ground Floor
Approximate Floor Area
467.26 sq ft
(43.41 sq m)



First Floor
Approximate Floor Area
384.37 sq ft
(35.71 sq m)

Approximate Gross Internal Area (Excluding Garage) = 79.12 sq m / 851.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.