



40, Lowther Road, Brighton, BN1 6LG

Spencer
& Leigh

40, Lowther Road,
Brighton, BN1 6LG

Offers In Excess Of £679,995 - Freehold

- Well presented period family home
- Four bedrooms
- Set over three storeys
- 25' Lounge/dining room
- 18' Kitchen/breakfast room
- Popular tree lined road
- Family bathroom & En suite
- South easterly facing rear garden
- Vendor suited
- Internal inspection recommended

This charming bay fronted home oozes character and many attractive, original features of the era from when it was constructed. Not only is the kerb appeal second to none, you cannot fail to be impressed upon entering the property and experiencing the high ceilings & bright and airy interior. The rooms are versatile in nature, having a spacious lounge/dining room and a good size kitchen which extends into a breakfast room. Potential exists to extend into the side return, subject to the necessary consents. All four of the bedrooms are of a good size and ideal for a family. The family bathroom is positioned at the first floor level with an additional en suite at the top floor level. There is a beautiful secluded rear garden offering a low maintenance solution benefiting from a south easterly aspect. Don't miss out on a great opportunity and book your viewing!



This particular property boasts an enviable location being only a stone's throw away from Fiveways and Preston Park's sought after schools which cater for all ages. If this wasn't enough, Preston Park mainline railway station is a short walk away. An array of local shops, bars and restaurants are a short walk away at nearby Fiveways.



Main Entrance

Living/Dining Room
25'5" x 11'9"

Kitchen / Breakfast Room
18'0" x 9'6"

Stairs leading to first floor landing

Bedroom
15'3" x 14'1"

Bedroom
11'1" x 9'8"

Bedroom
13'1" x 9'6"

Bathroom

Stairs leading to second floor landing

Bedroom
17'8" x 11'9"

Shower room

Outside

Rear Garden

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
108 Old London Road, Patcham.

Head south east on Old London Road toward Ladies' Mile Road

Take the 1st left onto Ladies' Mile Road

Turn right onto Winfield Avenue

Continue straight onto Patchdean

Turn left onto Carden Avenue

Take the 2nd right onto Braybon Avenue

Continue straight onto Surrenden Road

Turn left to stay on Surrenden Road

At the junction turn left onto Preston Drive

Continue on up the hill

Lowther Road is the third turning on the left

Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Lowther Road, Brighton



Ground Floor
Approximate Floor Area
528.50 sq ft
(49.10 sq m)

First Floor
Approximate Floor Area
539.91 sq ft
(50.16 sq m)

Second Floor
Approximate Floor Area
284.81 sq ft
(26.46 sq m)



Approximate Gross Internal Area = 125.72 sq m / 1353.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2021