



12, Tongdean Lane, Brighton, BN1 5JD

**Spencer
& Leigh**

12, Tongdean Lane,
Brighton, BN1 5JD

Price £880,000 - Freehold

- Detached family home with potential building plot
- Large private driveway, parking, two garages
- Generous lawned rear garden with mature trees
- Set back from the road affording privacy
- Scope to modernise, extend and style the existing home
- Spacious ground floor rooms with high ceilings
- Currently arranged as four bedrooms, two reception rooms
- Workshop, store room and courtyard garden
- No ongoing chain
- Viewing highly recommended

Looking for a project ? We have an exciting opportunity to modernise, extend and style this delightful detached home which features a large lawned rear garden with the added advantage of a potential building plot, subject to the necessary consent. Set back from the road and screened by mature trees, located directly opposite Withdean Stadium, this property oozes period charm. There is a large private driveway with parking for several cars and garaging accessed via a gated courtyard with further outbuildings. Internally the property features spacious rooms with high ceilings and large windows bathing the space in light. Call Spencer & Leigh, the owners preferred agent to book your viewing appointment.



Tongdean Lane is situated in an extremely sought after residential location where properties of this type rarely become available. Commuter links to both Gatwick and London are easily accessible in addition to a regular bus service to Brighton. Popular schools catering for all ages can be found nearby as well as local amenities.



Entrance
 Entrance Hallway
 Reception Room
 12'9 x 12'2
 Family Room
 12'4 x 8'6
 Kitchen
 12'2 x 11'8
 G/f Bedroom
 17'2 x 12'8
 G/f Bedroom
 13'7 x 12'8
 G/f Bedroom
 12' x 10'10
 Family Bathroom
 8'11 x 6'8
 Cloakroom/WC
 8'11 x 3'8
 Stairs rising to First Floor

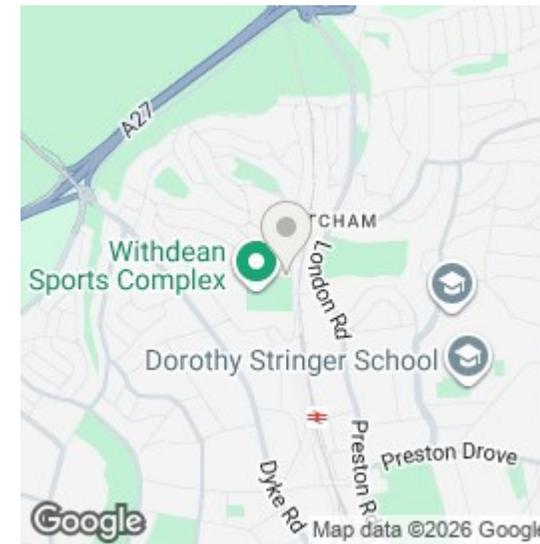
Bedroom
 21' x 14'10
 OUTSIDE
 Rear Garden
 Workshop
 17'5 x 6'5
 Store
 8'4 x 4'2
 Garage
 15'3 x 11'5
 Garage
 15'3 x 9'1

Property Information
 Council Tax Band F: £3,547.26 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Private Driveway & un-restricted on street parking
 Broadband: Standard 17 Mbps, Superfast 80 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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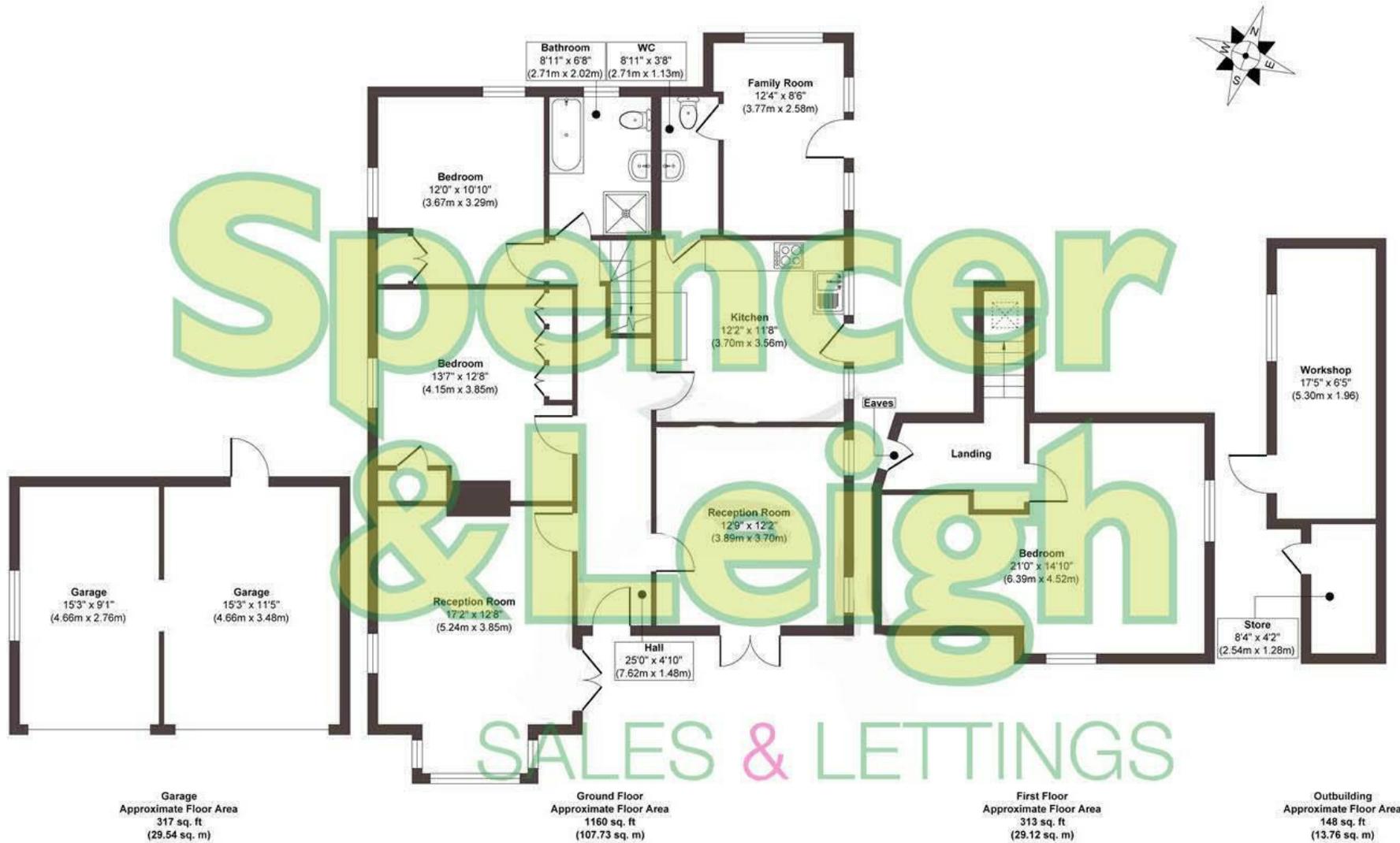


Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 1938 sq. ft / 180.15 sq. m (Including Outbuilding & Garage)

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