

Hawkhurst Road

Brighton

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COMMERCIAL



Hawkhurst Road Brighton



3

BEDROOM

1

RECEPTION

1

BATHROOM

About the property

Situated in the highly sought-after Coldean Village, this spacious three-bedroom semi-detached home is peacefully set back from the road behind an established hedge, with a generous front garden leading to the main entrance.

The property opens into a welcoming entrance hall, which leads through to a bright and well-proportioned reception room overlooking the front garden. To the rear, a large and well-appointed kitchen enjoys views across the expansive rear garden, creating an ideal space for family living and entertaining. A separate utility room and ground-floor W/C are accessed from the kitchen, both benefiting from direct access to the garden.

Upstairs, the first floor offers three sizeable bedrooms, each featuring large windows that flood the rooms with natural light. A modern and well-sized family bathroom is located off the central landing. The loft space provides excellent potential for conversion, subject to the usual planning permissions, allowing for further accommodation if desired.

The substantial front and rear gardens offer a wealth of possibilities, including outdoor entertaining areas, future extensions, or the addition of a garden room or home office.

Coldean Village is a popular residential location, ideally positioned for easy access to the A23 and A27, along with good public transport links into central Brighton and beyond. The property is also exceptionally close to the open green spaces of Stanmer Park, offering countryside walks right on the doorstep.





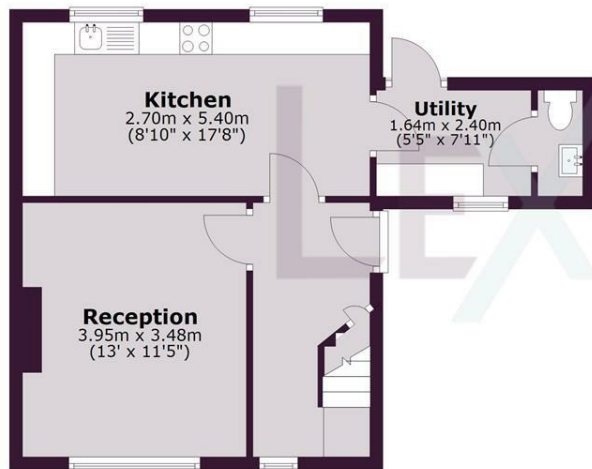


SCAN HERE TO OFFER ON THIS PROPERTY



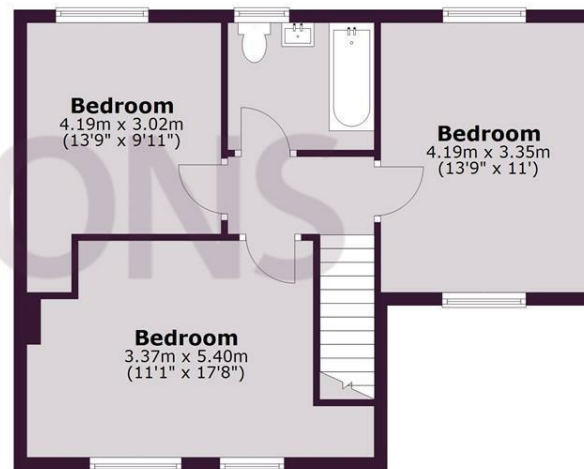
Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LEXTONS

Call our sales team to arrange
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