



67, Hawkhurst Road, Brighton, BN1 9GF

Spencer
& Leigh

67, Hawkhurst Road,
Brighton, BN1 9GF

Guide Price £300,000 - Freehold

- Semi detached family home
- Two double bedrooms
- 21' dual aspect lounge/dinning room
- Modern fitted kitchen with built in appliances
- Separate utility room
- White modern family bathroom
- Terraced rear garden with lawn
- Feature decked terrace/patio
- Views towards Stanmer Park
- Popular residential location

GUIDE PRICE £300,000 - £325,000

Set back from the road with elevated views towards Stanmer Park is this semi detached family home with two double bedrooms. This well presented home features a 21' lounge dining room with enough space for sofas and a dinning table and chairs. This dual aspect room is bathed in light and has views to the front and overlooks the rear garden at the back. The kitchen is well equipped with modern fitted units and built in stainless steel appliances. Adjacent to the kitchen is a useful utility room ideal for hiding your appliances and washing. On the first floor are the two double bedrooms along with the family bathroom having a white fitted suite. Outside the rear garden is terraced over two levels being laid mainly to lawn and with feature decked terrace to make the most of the sunlight. Other points worthy of a mention include double glazing and gas fired central heating. Exclusive to Spencer & Leigh, viewing highly recommended.



Hawkhurst Road boasts a convenient parade of shops 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 hall

Living/dining room
21'10 x 11'7

Kitchen
8'10 x 8'10

Utility room
10'10 x 6'5

Stairs rising to

First floor landing

Bedroom
14'8 x 11'1

Bedroom
10'9 x 9'9

Bathroom
7'10 x 6'8

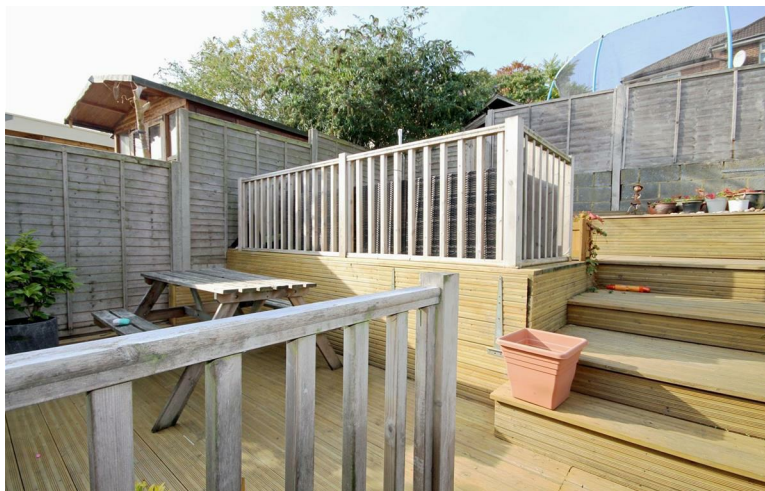
OUTSIDE

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, Brighton.

Head northwest on Old London Road towards Old Patcham Mews

Turn right onto London Road/A23

Black Lion Brighton

At the roundabout, take the 3rd exit onto A27

Go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27 ramp to Lewes/Newhaven

Merge onto A27

Take the exit toward Hollingbury

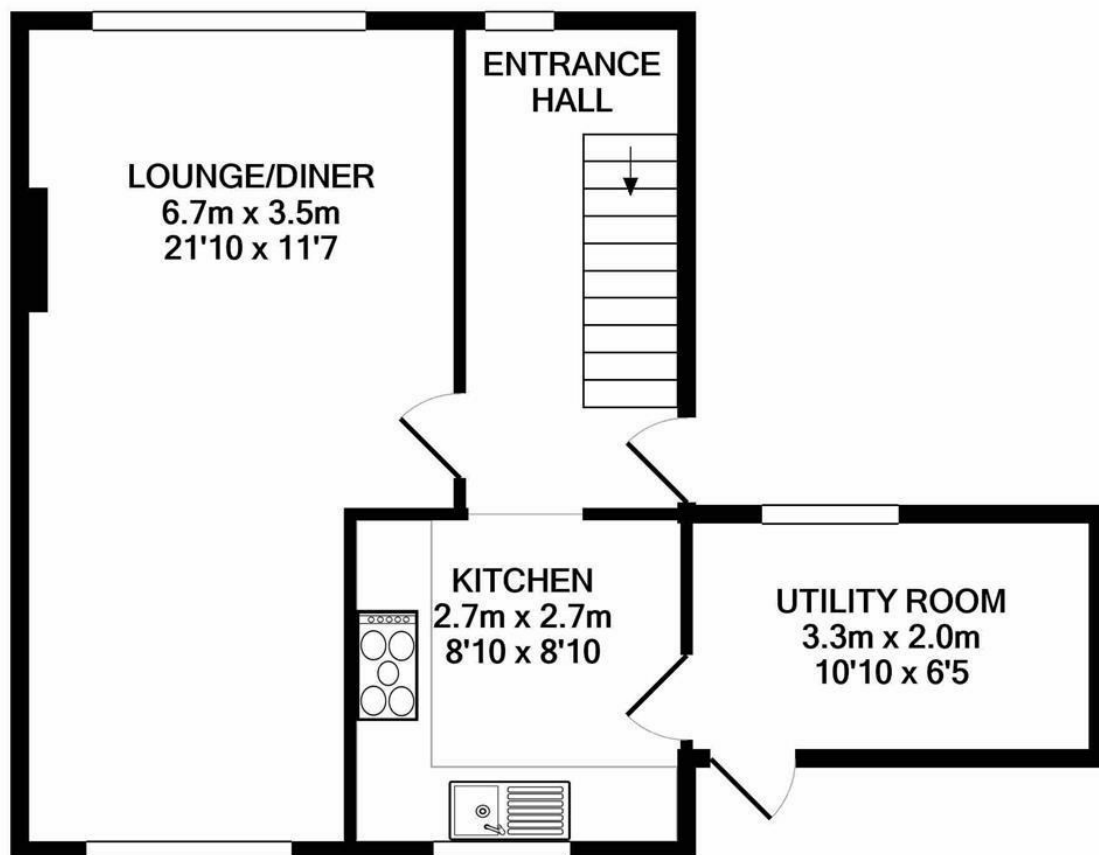
At the roundabout, take the 1st exit onto Coldean Lane

Turn right on to Hawkhurst Road

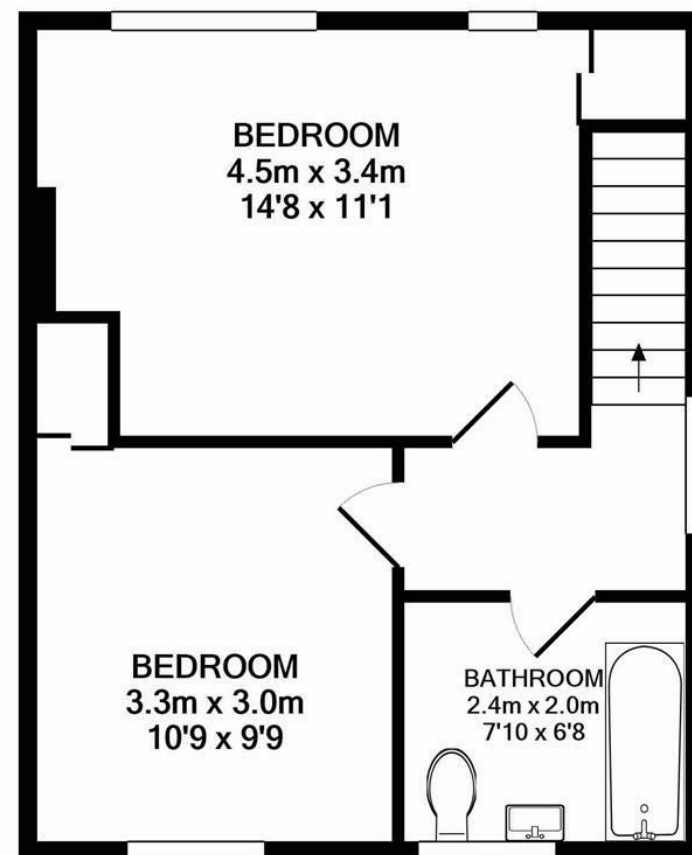
Council:- Brighton & Hove City Council
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(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**



GROUND FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.4 SQ.M.
(381 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.3 SQ.M. (832 SQ.FT.)

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