

**Spencer  
& Leigh**



**10 Midhurst Rise, Brighton, East Sussex, BN1 8LP**



## 10 Midhurst Rise, Brighton, East Sussex, BN1 8LP

Offers Over £475,000 - Freehold

- Spacious semi detached family home
- Three bedrooms
- Two reception rooms
- Scope to improve and extend STNC
- Family shower room & G/f cloakroom/WC
- Cul-de-sac location
- South facing rear garden
- Private driveway & garage
- No onward chain
- Viewing recommended

Positioned in a cul-de-sac location within Midhurst Rise is this spacious three bedroom home. The property boasts a private driveway, garage and 1500 sq. ft of space. Having the added benefit of no onward chain this home is definitely one to view. The spacious entrance hallway with fitted storage cupboards leads to all the principle ground floor rooms. Conveniently the home features two good size reception rooms with the dining room having the option to be an additional bedroom or study/office if required. The kitchen has a good amount of base & wall mounted units with a further utility room and cloakroom/WC to the rear. Additionally on the ground floor is a conservatory overlooking the pretty rear garden. Stairs rise from the hallway to the first floor landing where you find three good size bedrooms and the family bathroom. The main bedroom benefits from a large eaves space. Outside the rear garden is level with lawn areas, fenced boundaries and a sunny southerly aspect. Parking is provided by a private driveway leading to a garage. Whilst some modernisation is required this home offers excellent space and huge potential to extend and add your own stamp. Internal inspection is highly recommended by the vendors chosen local agents, Spencer & Leigh.

Council Tax Band C: £2,078.28 2024/2025



Midhurst Rise is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Matalan, Pets at Home and Asda. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.





Entrance  
Entrance Hallway

Living Room  
15'10 x 10'10

Dining Room  
10'11 x 9'10

Kitchen  
17'9 x 7'3

Utility Room  
8' x 6'6

Conservatory  
14' x 10'6

G/F Cloakroom/WC

Stairs rising to First Floor

Bedroom  
18'4 x 11'1

Bedroom  
14'4 x 9'5

Bedroom  
9'10 x 7'10

Family Shower Room/WC

OUTSIDE

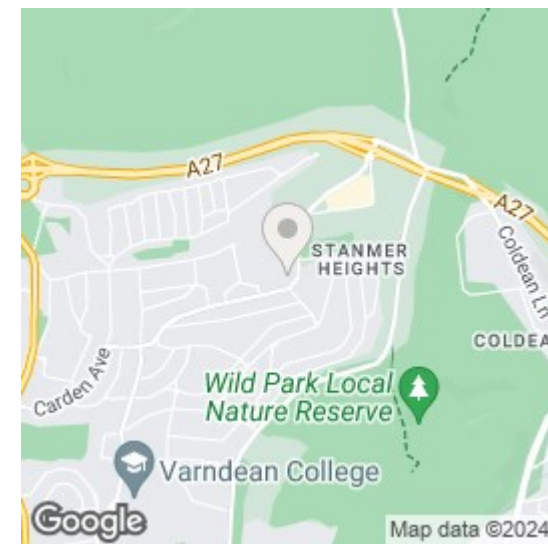
Rear Garden

Garage  
26'7 x 10'5

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Midhurst Rise



Ground Floor  
Approximate Floor Area  
984.68 sq ft  
(91.48 sq m)

First Floor  
Approximate Floor Area  
523.34 sq ft  
(48.62 sq m)

Approximate Gross Internal Area = 140.10 sq m / 1508.02 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.