



1 Court Close, Brighton, BN1 8YG

Spencer  
& Leigh

1 Court Close,  
Brighton, BN1 8YG

Guide Price £700,000 - £750,000 Freehold

- Desirable detached chalet bungalow
- Imposing corner plot in quiet cul-de-sac
- 25' Lounge/dining room
- Three spacious bedrooms
- Contemporary high gloss kitchen
- Two bathrooms, one on each floor
- Beautiful rear garden with decked area
- Private driveway & garage
- Immaculate condition
- Viewing essential

GUIDE PRICE £700,000 - £750,000

Set on an imposing corner plot is this handsome detached chalet bungalow boasting an enviable position in a quiet cul-de-sac. This characterful 1930's property has been extended and improved to a high standard with no expense spared to create this warm and comfortable family home. On approach you are greeted by a large entrance porch and hallway with original oak flooring. Leading from the hallway there is a spacious lounge/dining room, contemporary kitchen/breakfast room fitted with high gloss units and integrated appliances, a shower room with separate WC and a spacious third bedroom overlooking the front. Upstairs there are two good size bedrooms and a family bathroom. The property also benefits from a well planned rear garden with a decked area for dining and entertaining, a driveway and garage giving this stylish home everything the modern family could need including good local schools for all ages, shops, restaurants and links to travel networks.



Court Close is a highly sought after area and also ideally situated for all amenities including shops and supermarkets. What are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



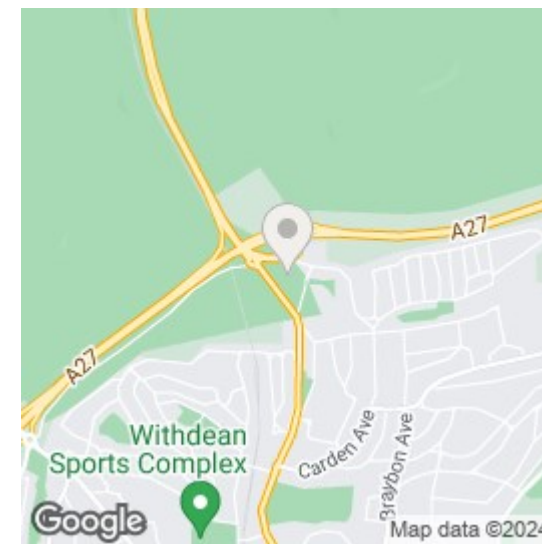
Entrance  
 Porch  
 Entrance Hallway  
 Lounge/Dining Room  
 25'11 x 14'8  
 Kitchen/Breakfast Room  
 15'1 x 11'6  
 G/F Bedroom  
 14'7 x 10'4  
 G/F Shower Room  
 G/F Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 16'5 x 12'8  
 Bedroom  
 16'2 x 14'4  
 Family Bath/Shower Room  
 OUTSIDE  
 Front & Rear Gardens  
 Private Driveway  
 Garage  
 17' x 8'

Property Information  
 Council Tax Band E: £2,722.99 2023/2024  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Off Road Parking & Un-restricted on street parking  
 Broadband: Standard 12Mbps, Superfast 68 Mbps, Ultrafast 1000Mbps 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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

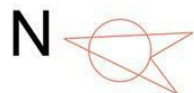


Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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	

**Spencer & Leigh**



**GROUND FLOOR**  
**Approximate Floor Area**  
 984.68 sq ft  
 (91.48 sq m)

**FIRST FLOOR**  
**Approximate Floor Area**

481.68 sq ft  
 (44.75 sq m)

**GARAGE**  
**Approximate Floor Area**  
 136.59 sq ft  
 (12.69 sq m)