

8 Bristol Gardens, Brighton, East Sussex, BN2 5JR

Spencer  
& Leigh



## 8 Bristol Gardens, Brighton, East Sussex, BN2 5JR

Guide Price £500,000 - £550,000 Freehold

- Newly modernised & ready to move in
- End of terrace Town house
- Accomodation arranged over three floors
- Three good size bedrooms
- Open plan living/dining/kitchen space
- New fitted kitchen with appliances
- New white modern bathroom/WC
- Double glazed windows & gas central heating
- Large integral garage accessed from the rear
- No ongoing chain, exclusive to Spencer & Leigh

GUIDE PRICE £500,000 - £550,000

This three storey end of terrace town house has been newly modernised and is ready to simply move in. Offered for sale with no ongoing chain this home should be on the top of your viewing list. With fresh painted white walls, Newly installed kitchen with built in appliances & Newly fitted white modern bathroom/WC you will fail not to be impressed. A particular feature is a spacious integral garage with dual opening doors accessed from the rear of the property ideal for a variety of uses. WE LOVE the stunning open plan lounge/dining room & kitchen living space. This lovely area boasts a pleasant dual aspect with parquet style flooring having plenty of room for sofas, dining table and chairs. From here stairs rise up to a large double bedroom and family bathroom. Stairs rise from the first floor up to two further bedrooms both having distant roof top views. Other points worthy of a mention include UPVC double glazing and gas central heating. Kemp Town Village is a short walk away and offers a variety of independent local shops, bars, restaurants and cafe's. Also nearby is open Downland and of course the Beach, Marina and Sea. Viewing is highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.



Bristol gardens is situated in stylish Kemp Town and is close to all that represents the cosmopolitan city of Brighton & Hove. The seafront, extensive shopping, historical attractions such as Brighton Pavilion and The Lanes are a stones throw away along with the trendy hub bub of the North Laines with its eateries, entertainment including Brighton Marina.



Entrance  
 Entrance Hallway  
 Kitchen/Living/Dining Room  
 28'10 x 13'9  
 Stairs lowering to Lower Ground Floor  
 Stairs rising to First Floor  
 Bedroom  
 15'1 x 13'9  
 Family Bathroom  
 Separate Cloakroom/WC  
 Stairs rising to Second Floor

Bedroom  
 13'10 x 12'3  
 Bedroom  
 13'9 x 9'5

**OUTSIDE**

Heated Garage  
 20'9 x 9'6

Store/Utility Space

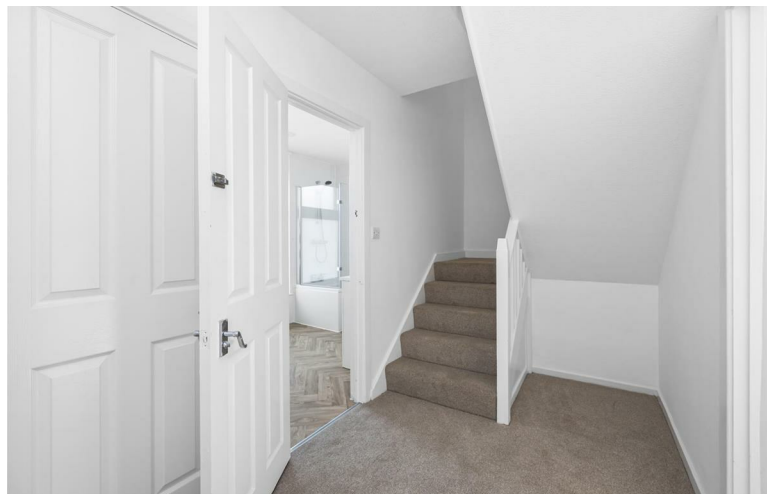
**Property Information**

Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage and restricted on street parking - Parking Zone H  
 Broadband: Standard 15Mbps, Superfast 51 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)



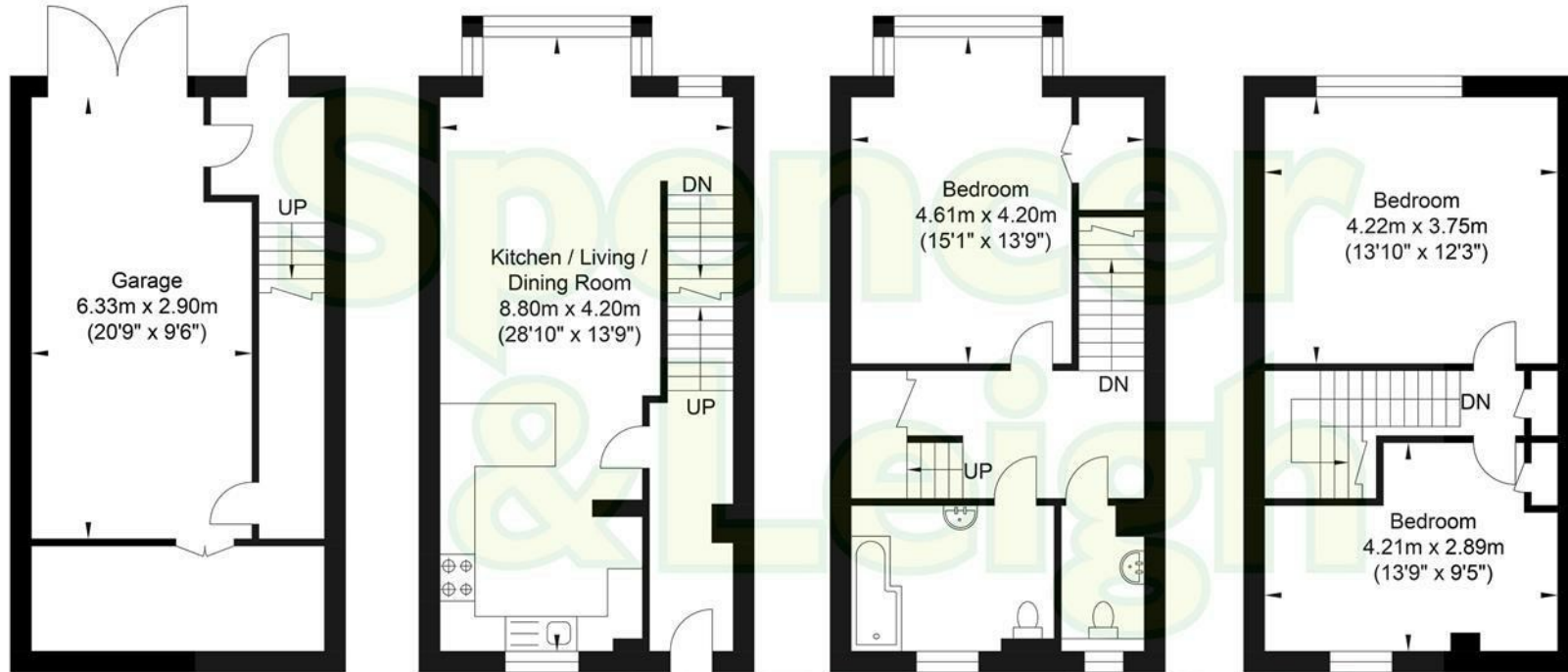
Council:- BHCC  
 Council Tax Band:- D

**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>		
(55-68) <b>D</b>	<b>58</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**

# Bristol Gardens



Lower Ground Floor  
Approximate Floor Area  
358.97 sq ft  
(33.35 sq m)

Ground Floor  
Approximate Floor Area  
378.56 sq ft  
(35.17 sq m)

First Floor  
Approximate Floor Area  
378.56 sq ft  
(35.17 sq m)

Second Floor  
Approximate Floor Area  
358.97 sq ft  
(33.35 sq m)



Approximate Gross Internal Area= 137.04 sq m / 1475.08 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.