



36 Belle Vue Gardens, Brighton, BN2 0AA

Spencer
& Leigh

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Offers In The Region Of £900,000 - Freehold

- Attractive period home
- Four bedrooms
- Set over three storeys
- Excellent central location
- 26' Living room with a dual aspect
- 18' Modern fitted kitchen
- Main bedroom with en suite & roof terrace
- Low maintenance rear garden with a Mediterranean theme
- No onward chain
- Exclusive to Spencer & Leigh

This well presented extended period home is positioned between Kemp Town and Brighton Marina, having excellent access to the Royal Sussex County and Brighton College. Offering four bedrooms and set over three storeys this home offers excellent and well presented accommodation within the City. The long entrance hallway is inviting with engineered flooring and access to the ground floor rooms. The impressive living/dining room measures 26' and has a bright dual aspect. The modern fitted kitchen has ample space for appliances, dining table & chairs and leads to the pretty rear garden. Stairs rise from the entrance hall to first floor landing where you find three double bedrooms and the family bathroom with Jacuzzi bath. A further staircase rises to the top floor and the main bedroom suite. This amazing space has an 18' bedroom with en suite and roof terrace that provides roof top sea views. Outside the pretty rear garden has a Mediterranean oasis feel and is an ideal space to enjoy al fresco dining. Conveniently the property is being sold with no onward chain and internal inspection is highly recommended.



Belle Vue Gardens sits up the cliff from Brighton Marina, just east of the Kemp Town Conservation area. There are local shops nearby and Kemp Town Village, where there is a range of independent boutiques, coffee shops, delicatessens, pubs and restaurants, plus bank and post office. Brighton college and Roedean are easily accessible from this house.



Entrance
 Entrance Hallway
 Living/Dining Room
 26'5 x 12'1
 Kitchen
 18'3 x 10'2
 G/F Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 15'10 x 13'8

Bedroom
 12'5 x 10'

Bedroom
 11'6 x 10'4

Family Bathroom

Stairs rising to Second Floor

Bedroom
 18'10 x 14'

En-suite Shower Room/WC

OUTSIDE

Roof Terrace

Rear Patio Garden

Property Information

Conservation Area (College)

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents Parking Zone H - Restricted on street parking

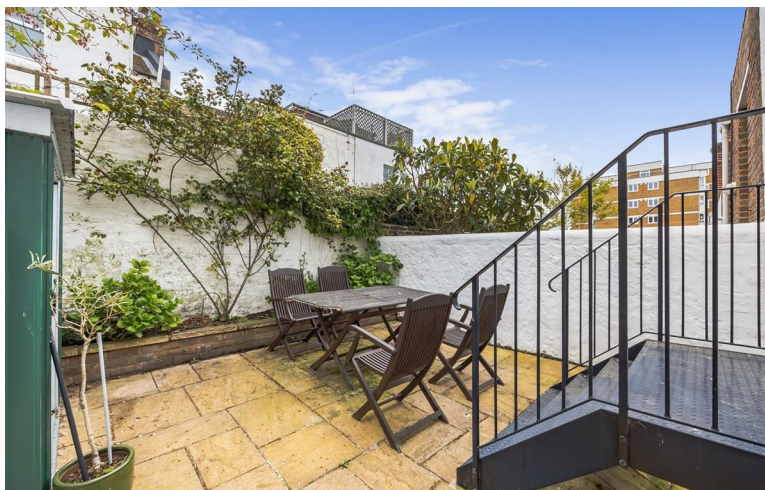
Broadband: Standard 18Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

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.

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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Bellevue Gardens



Ground Floor
Approximate Floor Area
588.89 sq ft
(54.71 sq m)

First Floor
Approximate Floor Area
590.29 sq ft
(54.84 sq m)

Second Floor
Approximate Floor Area
384.70 sq ft
(35.74 sq m)

Approximate Gross Internal Area = 145.29 sq m / 1563.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.