

**Spencer
& Leigh**



23 Upper Lodge, Stanmer Park, Ditchling Road, Brighton, BN1 9QB

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Price £550,000 - Freehold

- Detached character home
- Three first floor bedrooms
- Would benefit from modernisation
- Large garden with woodland & wildlife
- Potential for parking & vehicle standing space
- Good size living room, kitchen & conservatory
- Original flint garden walls & outbuildings
- No ongoing chain
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Nestling the gateway to Stanmer Park is this detached three bedroom period house located on a large garden plot with adjoining woodland. Rarely do we see landmark properties coming to the market that offer such an exciting opportunity to own and modernise in such a wonderful setting. The property is surrounded by woodland and open fields being positioned within the South Downs National Park having numerous walks and cycle path's right on the door step. The property whilst characterful does require modernisation and improvement but could make a delightful home. There is potential to create parking and vehicle standing space subject to any required consents. The gardens feature original flint walls, outbuildings and a huge variety of plants, trees and visiting wildlife. Viewing is highly recommended to fully appreciate this great home which is exclusive to Spencer & Leigh.



Upper Lodge is located in the quaint rural village of Stanmer which is set in the South Downs National Park. Local stores include M & S food, Matalan, Pets at Home and Asda. Travel networks are available including buses in and out of the city as well as railway links to London.



Entrance
 Entrance Hallway
 Living Room
 14'5 x 11'5
 Kitchen
 15'5 x 11'9
 Conservatory
 8'6 x 7'10
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 16' x 8'10
 Bedroom
 12'5 x 8'2
 Bedroom
 12'5 x 6'6

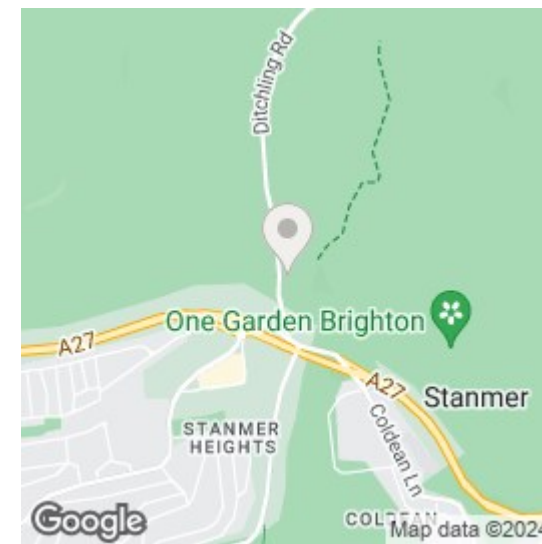
OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Electric. Mains water and sewerage
 Parking: Parking and vehicle standing space subject to any required consents
 Broadband: Standard 17 Mbps 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



Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 100 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 17 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Spencer & Leigh

Upper Lodge



Ground Floor
Approximate Floor Area
418.93 sq ft
(38.92 sq m)

First Floor
Approximate Floor Area
327.11 sq ft
(30.39 sq m)

Approximate Gross Internal Area = 69.31 sq m / 746.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.