

39 Hartfield Avenue, Hollingbury, Brighton, BN1 8AD

Spencer
& Leigh



39 Hartfield Avenue, Hollingbury,
Brighton, BN1 8AD

Guide Price £425,000 - £450,000 Freehold

- Spacious semi detached house
- Two double bedrooms
- Modern kitchen/dining room
- Excellent internal condition
- Beautiful panoramic views towards the South Downs
- Karndean Flooring & newly fitted carpets
- Lawn rear garden with timber sun deck
- Potential to extend subject to the necessary consents
- No onward chain
- Viewing highly recommended

GUIDE PRICE £425,000 - £450,000

Offered for sale with no onward chain is this delightful two bedroom semi-detached house which boasts beautiful panoramic views towards the South Downs that can be enjoyed whilst relaxing on the generous timber sun deck in the rear garden.

Step inside to discover a beautifully presented interior featuring 'Karndean' flooring and newly fitted carpets. The cosy living room is perfect for relaxing evenings, while the spacious modern kitchen/dining room provides a lovely space for entertaining guests.

Stairs rise to the first floor where you will find a spacious landing, airing cupboard, two good size bedrooms and a family bathroom with a white suite.

With the potential to extend, this house provides a fantastic opportunity to create your dream home in a sought-after location. Don't miss out on the chance to make this property your own and enjoy the best of Brighton living.



Hartfield Avenue is a sought after residential road in Hollingbury within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Fiveways with its bakery and amenities are only half a mile away.



Entrance
 Entrance Hallway
 Lounge
 13' x 11'9"
 Dining Room
 9'7 x 8'5"
 Kitchen
 9'7 x 9'5"
 Stairs rising to First Floor

Bedroom
 17'11 x 10'

Bedroom
 12'6 x 10'3"

Family Bathroom

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

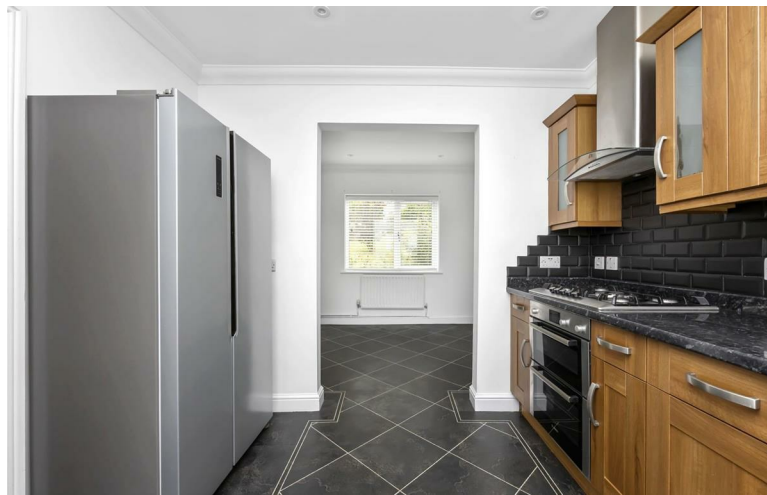
Broadband: Standard 7Mbps, Superfast 109Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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

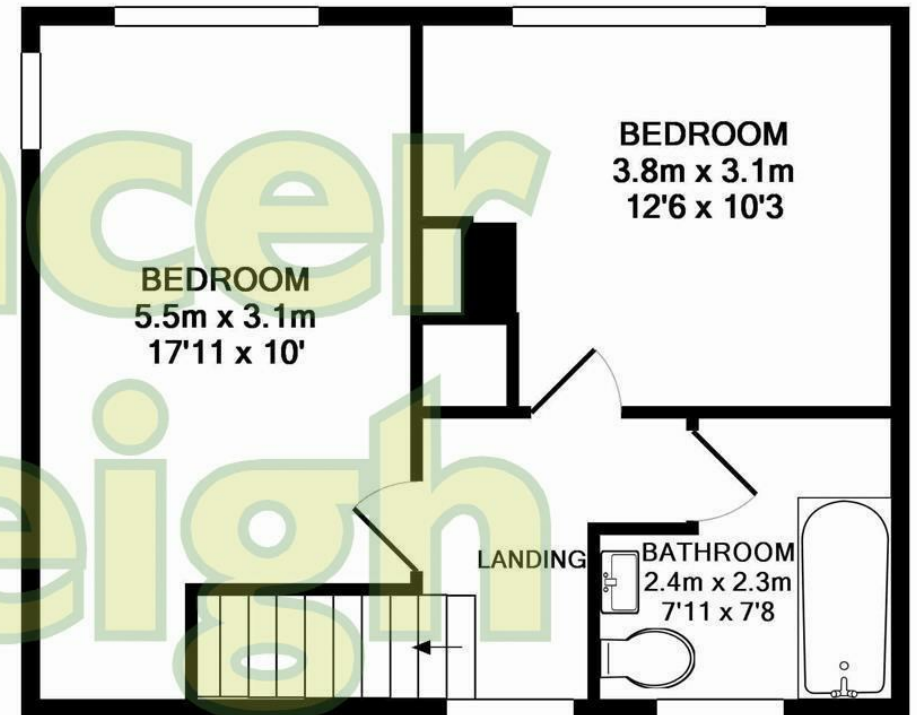
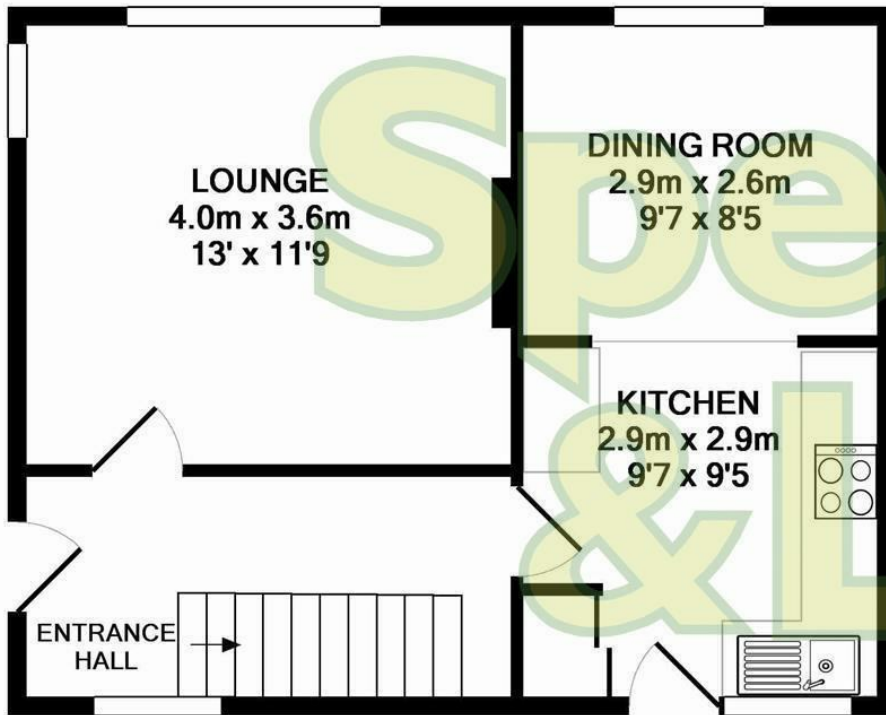


Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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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GROUND FLOOR
 APPROX. FLOOR
 AREA 37.2 SQ.M.
 (400 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 37.3 SQ.M.
 (401 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.5 SQ.M. (802 SQ.FT.)

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