



15, Tophill Close, Brighton, BN41 2QB

Spencer  
& Leigh



15, Tophill Close,  
Brighton, BN41 2QB

Offers Over £260,000 - Freehold

- One bedroom end of terrace house
- Spacious lounge with French doors to garden
- Modern kitchen with appliances
- Contemporary bathroom suite
- Good size lawned rear garden
- Two allocated parking spaces
- Electric heating & double glazed windows
- Well presented
- No onward chain
- Located in a quiet close

Situated in a peaceful cul-de-sac, this end-of-terrace one-bedroom house is available for sale with no onward chain. The well-presented interior includes an open-plan kitchen with modern appliances that leads to a lounge with French doors opening to a private rear garden. Upstairs, there is a spacious landing that could be used as a study area, a good-sized double bedroom with ample wardrobe space, and a contemporary bathroom. The secluded rear garden features a predominantly lawned area with a timber deck. The property also includes allocated parking for two vehicles off-road, as well as electric heating and double-glazed windows. Viewing is highly recommended and available exclusively through Spencer & Leigh.



Lovely quiet cul-de-sac off Mile Oak Road with local amenities located at Valley Road Parade or a few minutes drive to the Holmbush Centre where you will find Tesco's, M&S and Next. Road networks are easily accessible and buses to and from the City Centre are within easy walking distance.





Entrance  
 Entrance Hallway  
 Living/Kitchen Space  
 17'11 x 12'0  
 Stairs rising to First Floor  
 Bedroom  
 11'4 x 8'9  
 Study Space  
 Bathroom  
 OUTSIDE  
 Rear Garden  
 Parking

Property Information

Council Tax Band B: £1,818.49 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Off road parking and un-restricted on street parking

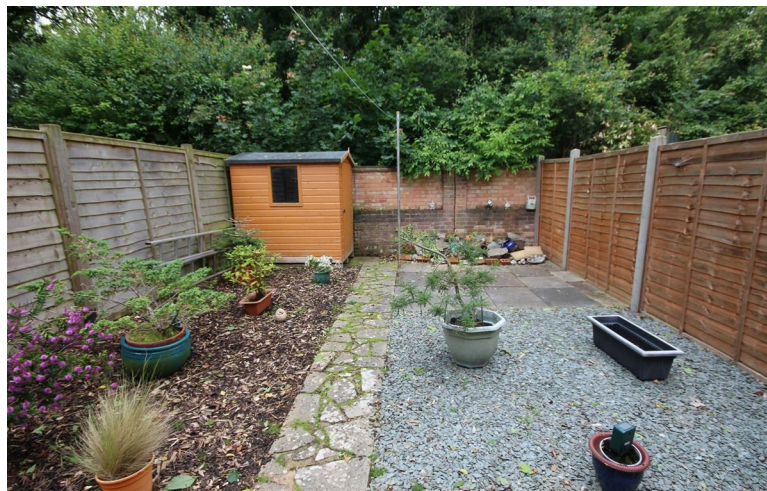
Broadband: Standard 5Mbps, Superfast 32Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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.


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w: www.spencerandleigh.co.uk

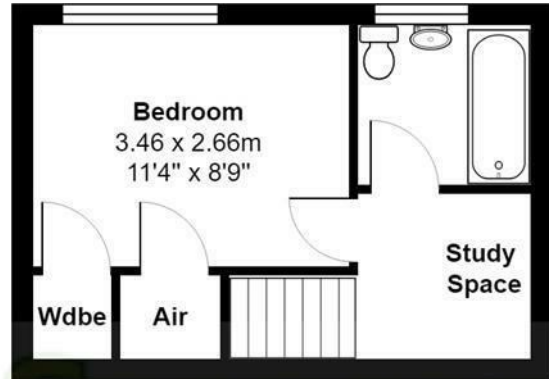


Council:- BHCC  
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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 	

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Total Area: 40.0 m<sup>2</sup> ... 431 ft<sup>2</sup>

All measurements are approximate and for display purposes only