



1, Tophill Close, Brighton, BN41 2QB

Spencer
& Leigh

1, Tophill Close,
Brighton, BN41 2QB

Guide Price £270,000 - Freehold

- One bedroom semi detached house
- Well presented throughout
- Off street parking
- Studio room and storage in rear garden
- West facing rear garden
- Modern fitted kitchen and bathroom suite
- Bedroom features a walk in wardrobe
- Useful attic storage
- Internal inspection highly recommended
- Good access to Portslade Village and the Downs

GUIDE PRICE £270,000 to £280,000

This is a unique one-bedroom house that is sure to capture your heart!

This delightful property, built in 1982, boasts a cosy studio room and a separate storage area in the garden, providing you with ample space for your hobbies or work-from-home needs. The well-presented interior is perfect for those seeking a comfortable and stylish living space.

Situated in a peaceful neighbourhood, this house features a west-facing garden, allowing you to enjoy the afternoon sun and relax in the tranquillity of your own outdoor oasis. With off-street parking available, convenience is at your doorstep.

Measuring 560 sq. ft, this property offers a perfect blend of functionality and character. Whether you are a first-time buyer, downsizer, or investor, this house is a fantastic opportunity to own a piece of Brighton's vibrant property market.

Don't miss out on the chance to make this house your home sweet home. Contact us today to arrange a viewing and experience the warmth and charm that this property has to offer.



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
 Sitting Room
 13'1 x 11'1
 Kitchen
 13'1 x 5'2
 Stairs rising to First Floor

Bedroom
 10'2 x 9'10
 Bathroom

OUTSIDE

Rear Garden
 Garden Office
 10'2 x 7'10

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage.
 Electric heating via modern slimline heaters.

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

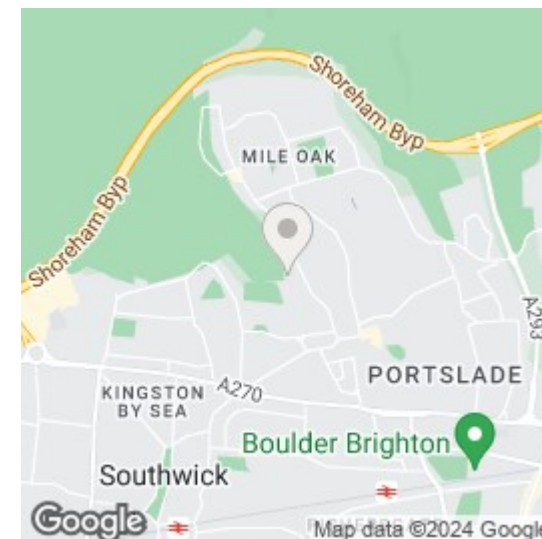
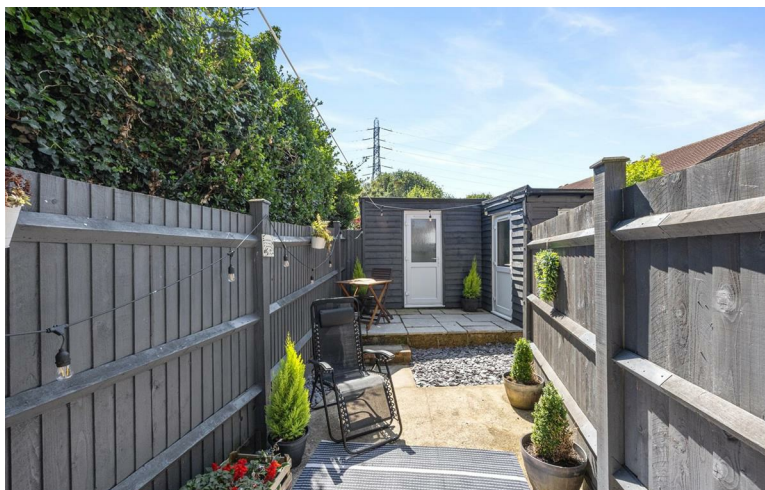
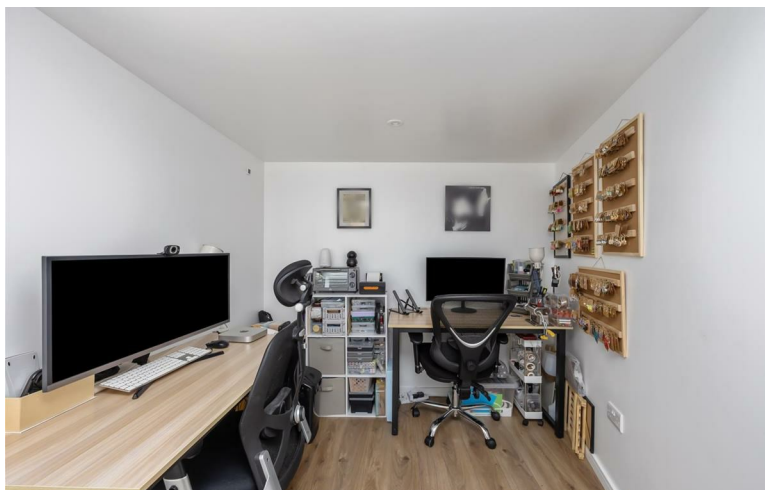
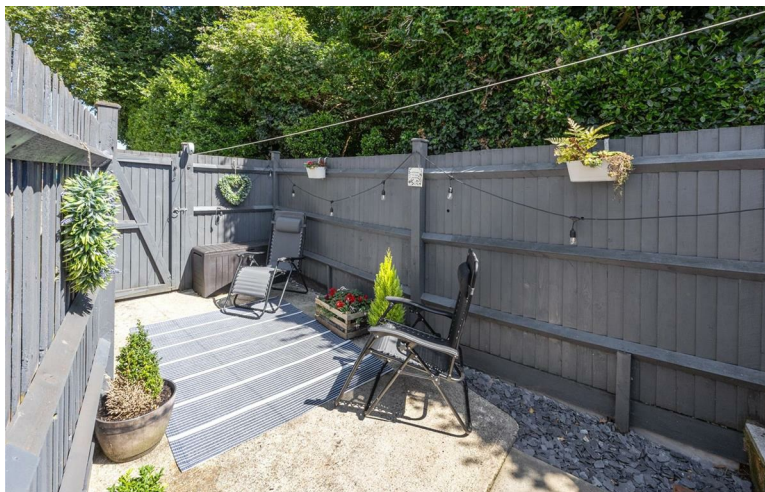
Broadband: Standard 6Mbps, Superfast 41Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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



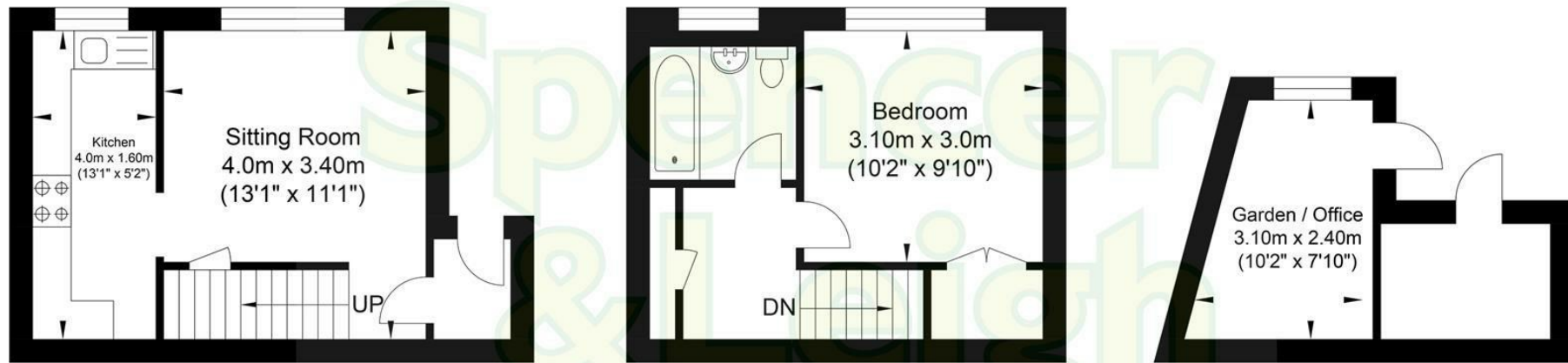
Council:- BHCC
 Council Tax Band:- B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Top Hill Close



Ground Floor
Approximate Floor Area
234.97 sq ft
(21.83 sq m)

First Floor
Approximate Floor Area
219.58 sq ft
(20.40 sq m)

Outbuilding
Approximate Floor Area
104.94 sq ft
(9.75 sq m)

Approximate Gross Internal Area = 51.98 sq m / 559.50 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.