

Park House, Sheepcote Valley, Brighton, BN2 5UA

Spencer
& Leigh



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Offers In Excess Of £450,000 - Freehold

- Development/Investment opportunity
- Detached red brick period house
- Currently divided into two self contained flats
- Both flats offer generous sized rooms
- Potential to reconfigure the internal layout
- Potential to convert the loft STNC
- Modernisation and improvement needed
- Good size front garden
- Overlooking fields and parkland
- Viewing recommended, Exclusive to Spencer & Leigh

Development/Investment Opportunity.

Located on the fringe of East Brighton Park is this detached red brick period property which has been converted into two large one bedroom self contained flats which now require modernisation and improvement.

The property has huge potential for further extension into the roof space, subject to the necessary consent, with the option to remodel the internal layout to maximise potential.

Outside the property has a good size front garden which directly overlooks fields and parkland.

Agents note. To the rear of the property is a forecourt and garaging which are used by Brighton & Hove City Council, Parks, Gardens & Recreation. which are not included within this sale.

Viewing is highly recommended, Exclusive to Spencer & Leigh



Park House is situated in Sheepcote Valley, East Brighton and is close to all that represents the cosmopolitan city of Brighton & Hove. The seafront, extensive shopping, historical attractions such as Brighton Pavilion and The Lanes are a bus ride away along with the trendy hub bub of the North Laines with its eateries, entertainment including Brighton Marina.



Entrance
 Entrance Hallway
 Living Room
 15'2 x 15'1
 Kitchen
 14'11 x 10'8
 Bedroom
 13'8 x 11'11
 Bathroom
 Separate Cloakroom

Property Information G/F
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 7Mbps & Superfast 71Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Private Street Entrance
 Stairs rising to First Floor Flat

Entrance
 Entrance Hallway

Living Room
 18'7 x 16'

Kitchen
 13'4 x 10'5

Bedroom
 13'6 x 11'11

Bathroom

OUTSIDE

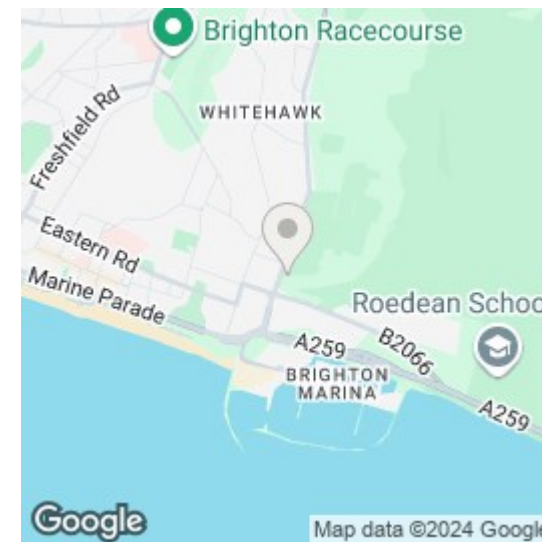
Front Garden

Property Information F/F
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 7Mbps & Superfast 71Mbps 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:-

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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	

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Ground Floor
Approximate Floor Area
730.97 sq ft
(67.91 sq m)

First Floor
Approximate Floor Area
813.64 sq ft
(75.59 sq m)

Approximate Gross Internal Area = 143.50 sq m / 1544.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.