



15 Pevensey Road, Brighton, East Sussex, BN2 3AG

**Spencer  
& Leigh**



## 15 Pevensey Road, Brighton, East Sussex, BN2 3AG

Offers In Excess Of £550,000 - Freehold

- Newly renovated, ready to move into period family home
- Four double bedrooms
- Open plan newly fitted kitchen/family room with integrated appliances and quartz worktops
- Newly fitted Bathroom, additional shower room and separate cloakroom
- Newly installed boiler, central heating system and fully rewired
- Flat plastered white walls and ceilings
- Feature fireplaces, stripped floorboards, period internal doors
- Enclosed flint walled rear garden
- Popular location situated just off vibrant Lewes Road
- No on going chain

Welcome to this stunning property located on Pevensey Road in the heart of Brighton! This newly renovated house boasts a prime central location just off Lewes Road and just a hop, skip and jump away from the popular Fairlight Primary and Nursery, making it a perfect choice for those looking to immerse themselves in the vibrant city life as a young family.

As you step inside, you are immediately greeted by the open plan kitchen/living room that offers ample space for entertaining guests or simply relaxing with your family, the open-plan layout allows for seamless interaction between the kitchen and dining area, making it a versatile space for all your needs. The property features four generously sized bedrooms, providing plenty of room for a growing family or for those in need of a home office or guest room. With two modern bathrooms, including a convenient shower room, the morning rush will be a thing of the past in this property. There is an enclosed rear garden to enjoy a glass of wine at the end of the day or Alfresco dining on a Summer's day. Don't miss out on the opportunity to own this fantastic property in the bustling city of Brighton. With its central location, spacious rooms, and modern amenities, this house is sure to be a dream home for the lucky new owners. Contact us today to arrange a viewing and make this property your own!



Brighton is something very special, a lively, cultured, sophisticated seaside town. Pevensey Road is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Lewes Road and Brighton city centre. Schools catering for all ages can be easily accessed.



Entrance  
 Entrance Hallway  
 Kitchen/Lounge  
 25'11 x 11'5  
 G/f Cloakroom/WC  
 Stairs descending to Lower Ground Floor

Bedroom  
 11'1 x 11'1

Bedroom  
 11'1 x 9'2

Shower Room/WC

Stairs rising to First Floor

Bedroom  
 13'9 x 9'6

Bedroom  
 11'5 x 9'6

Family Bathroom

OUTSIDE

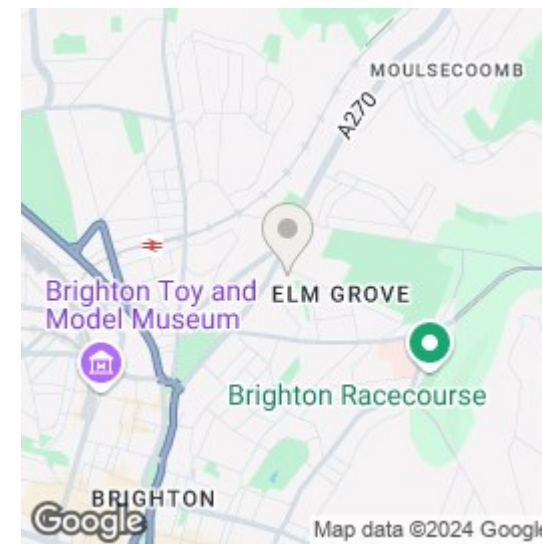
Rear Garden

Property Information  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Restricted on street parking - Parking Zone V  
 Broadband: Standard 6Mbps, Superfast 80Mbps & Ultrafast 1000Mbps 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

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Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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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# Pevensey Road



Lower Ground Floor  
Approximate Floor Area  
374.47 sq ft  
(34.79 sq m)

Ground Floor  
Approximate Floor Area  
371.24 sq ft  
(34.49 sq m)

First Floor  
Approximate Floor Area  
363.92 sq ft  
(33.81 sq m)

Approximate Gross Internal Area = 103.09 sq m / 1109.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.