



50 Fernwood Rise, Brighton, BN1 5EP

Spencer
& Leigh

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Guide Price £550,000 - £600,000 Freehold

- Extended Detached Home
- Three Large Bedrooms
- Main Bedroom Ensuite
- No Onward Chain
- Additional Cabin/Home Office in the Garden
- Fantastic Elevated Views from the Rear
- Internal inspection highly recommended
- Ever Popular Location
- Abundance of Private Parking
- Exclusive to Spencer & Leigh

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DETACHED - VIEWS - SOUGHT-AFTER LOCATION - NO ONWARD CHAIN!

A detached home in a highly desirable location, close to Sought after & "Outstanding" Local schools, within mere minutes you have access to Green Open Space, Patcham Windmill which also links the popular "Hill Top Cafe" via the Three Cornered Copse leading to Hove Park! The property itself has been extended into the loft space creating a huge main Bedroom, complete with En-Suite Shower room. Two more impressive double bedrooms are located downstairs towards the front of the property, whilst the rear is all focused on living space and entertaining! The Living Room is a lovely space to relax, with a set of Double-Glazed French Doors leading out to a Veranda with views back over to Patcham and of the Chattri. The Kitchen has an abundance of worktop space and storage with its range of matching Floor & Wall mounted units. Other points worthy of a mention is the addition of a smart outbuilding, the rear is handy outside storage but the front is used as a work-from-home space, having power and light and being hooked up to high speed internet. In our opinion Early Viewing is essential to appreciate all this Extended Family Home has to offer!



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Fernwood Rise is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance
Entrance Hallway
Living Room
13'9 x 13'7
Kitchen
13'6 x 8'6
Bedroom
13' x 10'6
Bedroom
12'4 x 10'7
G/f Bath/Shower Room
Stairs rising to First Floor
Bedroom
17'8 x 13'8
En-suite Shower/WC
OUTSIDE
Rear Garden
Outbuilding
12'5 x 7'11
Storage
7'11 x 6'1
Property Information
Council Tax Band D: £2,338.06 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 13 Mbps, Superfast 150 Mbps. Ultrafast 1800 Mbps 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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(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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Fernwood Rise



Ground Floor
 Approximate Floor Area
 731.62 sq ft
 (67.97 sq m)

First Floor
 Approximate Floor Area
 328.94 sq ft
 (30.56 sq m)

Outbuilding
 Approximate Floor Area
 150.26 sq ft
 (13.96 sq m)

Approximate Gross Internal Area (Excluding Outbuildings) = 98.53 sq m / 1060.56 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.