

Spencer
& Leigh

6 St. Nicholas Road, Brighton, BN41 1LQ



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Guide Price £400,000 - £425,000 Freehold

- Popular South Portslade Location
- Two Bedroom Period Terrace
- No Onward Chain
- Favoured Southerly Aspect
- Full Width Rear Extension
- Open Plan Kitchen / Diner
- Cosy Lounge with Wood Burning Stove
- Family Bathroom & Downstairs W/C
- Decked Rear Terrace
- Exclusive to Spencer & Leigh

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Spencer & Leigh are pleased to present this charming period terrace property located in the desirable area of South Portslade. With the benefit of no onward chain, a full-width rear extension, and being in good condition throughout, this property should definitely be on your viewing list!

Whether you are a first-time buyer or just looking for that next move, you will LOVE the cosy lounge featuring ink-blue walls, a log-burning stove, and industrial-style stripped wooden shelves—an ideal space to unwind. Flowing from the lounge is a bright and airy kitchen/dining area, enhanced by a large skylight and a favoured southerly aspect. The kitchen is equipped with a substantial range of floor and wall-mounted units plus worktop space, along with a convenient downstairs W/C.

Upstairs, you will find two bedrooms. The main bedroom, located at the front, spans the full width of the property, creating a generous and spacious feel. There is also a smaller second bedroom and the family bathroom.

Outside, the South Facing Garden is enjoyed from a wooden-decked terrace, leading to an additional area that offers great potential for customization—be it turf, a patio, or even a garden for growing fruits and vegetables!

St. Nicholas Road provides easy access to a variety of local amenities, parks, and excellent transport links, making it a fantastic choice for families and professionals alike. A short walk will take you to the Basin, Hove Lawns, and the train station, further enhancing its excellent location.

Don't miss the opportunity to make this lovely home your own. Call today to arrange your internal viewing!



St Nicholas Road is a popular location in Portslade with schools and nurseries close by and Fishersgate & Portslade community centre's are both within easy walking distance. Local shops are located at the end of the road on the seafront road, alternatively Sainsbury or Holmbush Centre are only a few minutes by car as is Boundary Road. Both Portslade & Fishersgate train station are a stone's throw away as well as main bus routes and travel networks in and out of Brighton & Hove City Centre.



Entrance
Entrance Hallway
Living Room
14'2 x 12'4
Dining Room
14'2 x 10'1
Kitchen
13'4 x 11'10
G/f Cloakroom
Stairs rising to First Floor
Bedroom
14'2 x 9'10
Bedroom
13'5 x 6'2
Family Bathroom
OUTSIDE
Rear Garden
Property Information
Council Tax Band B: £1,818.49 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 44 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Fair 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

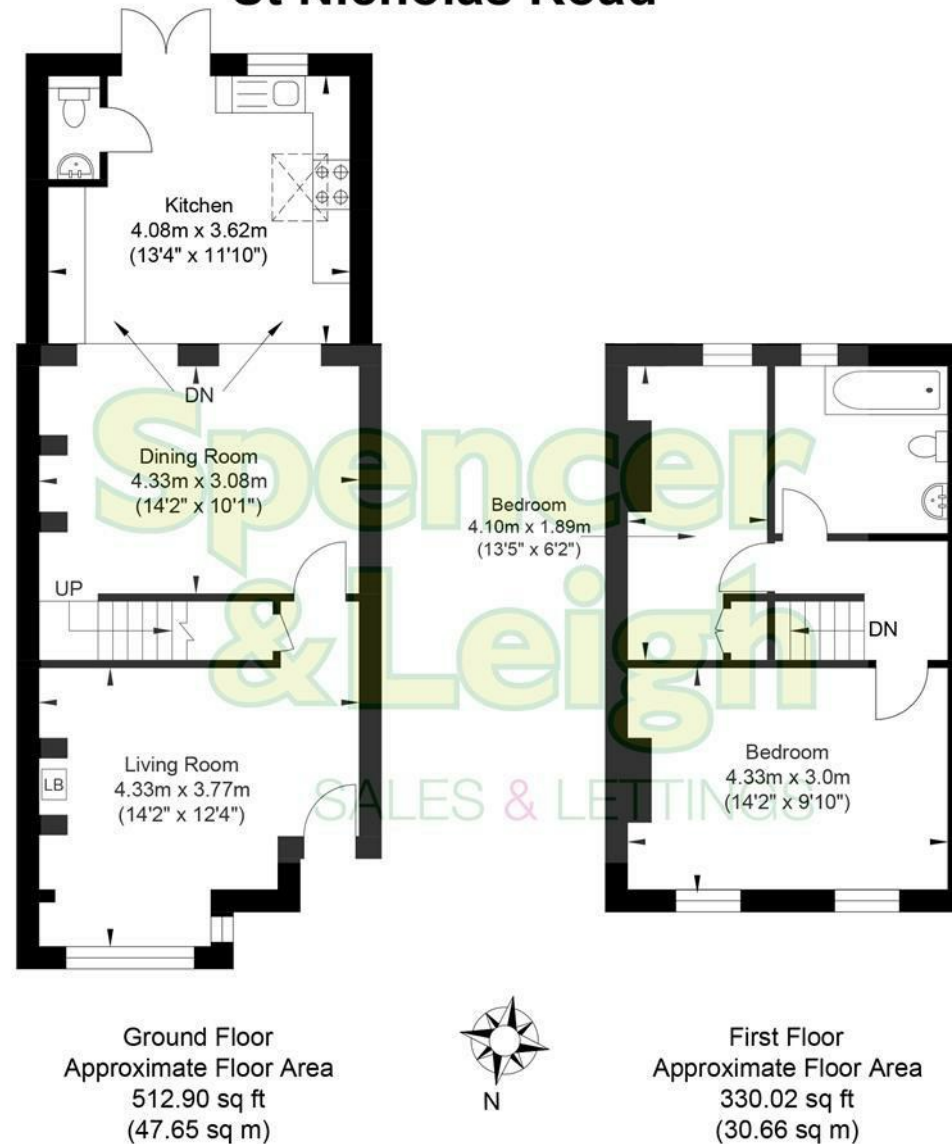


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(69-80) C		
(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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Approximate Gross Internal Area = 78.31 sq m / 842.92 sq ft

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