



9, Old Barn Way, Brighton, BN42 4NS

Spencer
& Leigh

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Guide Price £400,000 - Freehold

- Extended family home
- Three bedrooms
- Popular residential location
- Two reception rooms
- Well presented throughout
- 15' Kitchen/breakfast room
- Gardens to three sides
- Useful outbuilding/storage in rear garden
- Close to transport links and amenities
- Viewing highly recommended

GUIDE PRICE: £400,000 - £425,000

Spencer & Leigh are pleased to present to the market this extended three-bedroom end-of-terrace home. Located in a popular residential area, this property is conveniently close to a variety of local amenities, schools, and public transport links.

The ground floor features an excellent family space, including a 14-foot living room, a 15-foot kitchen/breakfast room, and a separate dining room or second reception room, which the current vendors use as a home office.

On the first floor, you will find three bedrooms and a family bathroom. Externally, the property boasts gardens on three sides, including a front garden that is mainly laid to lawn with flower borders, as well as additional gardens on both the side and rear, which provide paved terraced areas and a detached storage shed.

The location is highly regarded, with Southwick Recreation Ground, Southwick Square, Fishersgate, Portslade, and Southwick railway stations all within easy reach.



Old Barn Way is a popular area of South Portslade with local shops, parks and what are considered to be good schools catering for all ages close by. Boundary Road shopping and Portslade & Fishersgate train stations are also a short stroll away. The Holmbush shopping centre with M & S, Next and Tesco Superstore is a short drive away along with travel networks in and out of Brighton & Hove City Centre.



Entrance
 Entrance Hallway
 Living Room
 14'1 x 10'6
 Dining Room
 14'6 x 5'10
 Kitchen
 15'1 x 11'7
 Stairs rising to First Floor

Bedroom
 15'1 x 8'11
 Bedroom
 8'11 x 8'6
 Bedroom
 11'9 x 6'
 Family Bathroom

OUTSIDE
 Rear Garden
 Outbuilding
 7'10 x 5'10


Property Information
 Council Tax Band B (Adur) - £1,882.42 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 27Mbps, 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.

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 w: www.spencerandleigh.co.uk



Council:- ADUR
 Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 = 78.11 sq m / 840.76 sq ft

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