

Spencer
& Leigh



4 Saxon Way, Brighton, BN1 8AN

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Price £750,000 - Freehold

- Luxury Detached Family Home
- Well Positioned, Quiet Cul-De-Sac
- Sold with No Onward Chain
- South Facing Rear Garden
- Four First Floor Bedrooms
- Main Bedroom En-Suite
- Family Bathroom and Downstairs W/C
- Abundance of Private Parking & Additional Garage
- Moments from Patcham Village
- Exclusive to Spencer & Leigh

A spacious Detached family Home, offered for Sale with No Onward Chain, located moments from Patcham Village and set within a quiet Cul-De-Sac consisting of only Four Luxury properties! Originally constructed in 2014 these Family homes offer the perfect blend of both comfort and practicality all found within easy reach of what Brighton has to offer, whilst remaining on the outskirts.

As soon as you enter, your focus is immediately drawn to the southerly-facing private rear Garden via the large Windows, these allow natural light and warmth to illuminate the whole of the Ground Floor. Underfloor heating below Real Wooden Floors, spotlights and a crisp white flat plaster finish give the property a contemporary feel, complementing the neutral tones throughout enabling one to move straight in.

Alongside the Large Living/Dining space you will find the Kitchen, accessed via French doors further enhancing the space when open and entertaining, or easily closed off when cooking. The Kitchen itself has a range of floor and wall mounted High gloss units, hiding all essential white goods and creating a lot of preparation space.

Conveniently on the first floor, there are Four double bedrooms, all of which are doubles. Currently, the smallest of the rooms is utilised as a work-from-home space whilst the Main bedroom has a large luxury en suite. Other points worthy of a mention is the additional parking, as the property is found at the end of the cul-de-sac, it boasts more frontage than its neighbours and comfortably enough for three vehicles plus another in the Garage if need be! These homes were built with sustainability in mind so Solar Panels on the roof help with the water bills. Whilst the location is considered excellent, both a stones throw from Patcham Village and mere minutes from great commuter links.

Early viewing is deemed essential to appreciate all this Luxury Detached home has to offer!



Saxon Way is in a convenient position for access to the A23/M23 road networks and Preston Park mainline railway station with local shops, bakery and tea rooms in Patcham Old Village along with what are considered to be good local schools catering for all age groups.



Entrance
Entrance Hallway
Sitting/Dining Room
19'1 x 12'10
Kitchen
12'5 x 8'2
G/f Cloakroom
Stairs rising to First Floor
Bedroom
13'4 x 9'6
En-suite Shower Room/WC
Bedroom
12'6 x 9'6
Bedroom
12'11 x 9'6
Bedroom
9'6 x 9'5
Family Bathroom
OUTSIDE
Rear Garden
Garage
19' x 9'5

Property Information
Council Tax Band E: £3,001.52 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 8 Mbps, Superfast 140 Mbps, Ultrafast 1800 Mbps 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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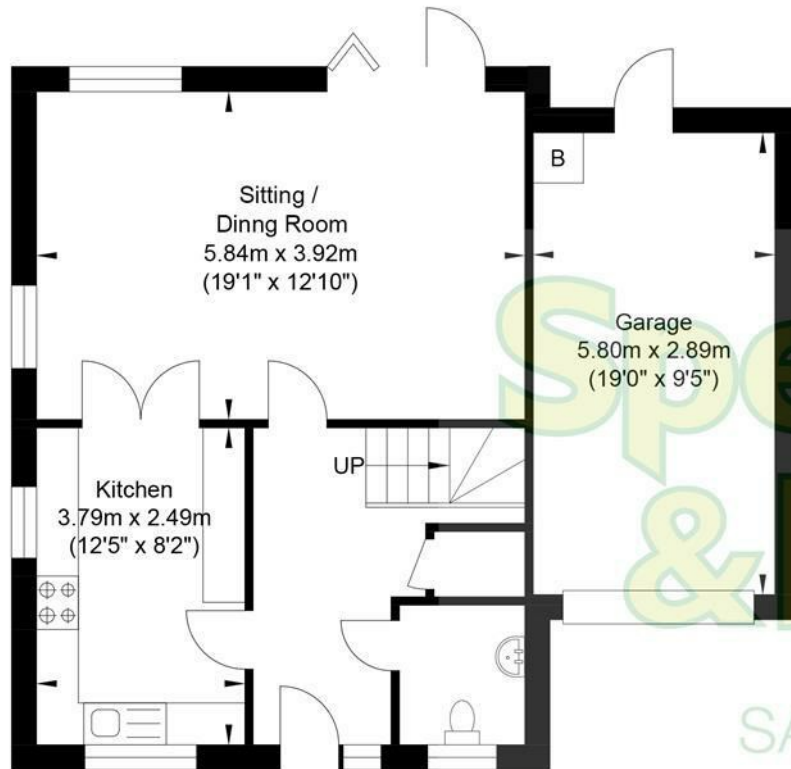


Council:- BHCC
Council Tax Band:- E

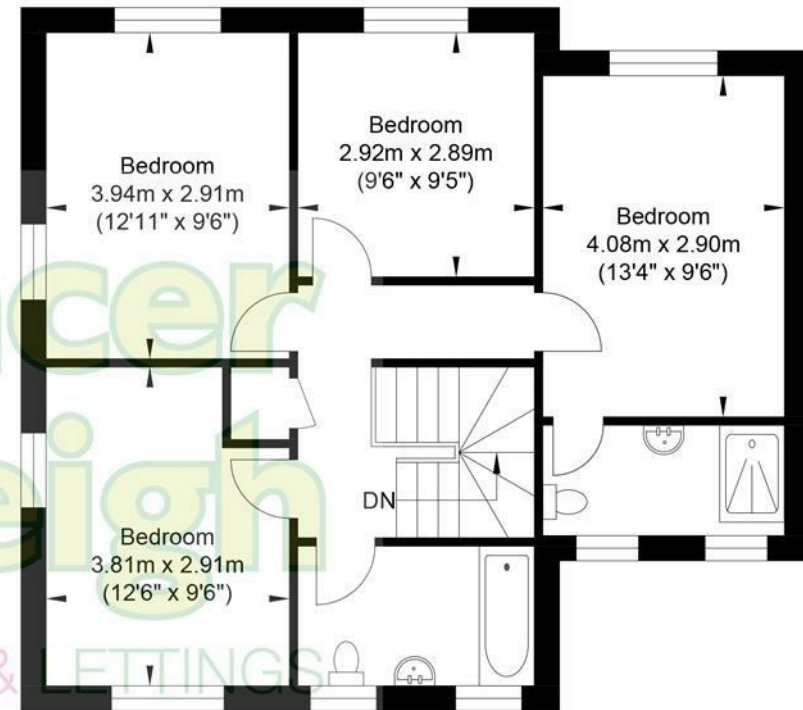
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	88
England & Wales		EU Directive 2002/91/EC

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Saxon Way



Ground Floor
Approximate Floor Area
677.58 sq ft
(62.95 sq m)



First Floor
Approximate Floor Area
668.0 sq ft
(62.06 sq m)



Approximate Gross Internal (Including Garage) Area = 125.01 sq m / 1345.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.