

25 Edgehill Way, Brighton, BN41 2PU



Spencer
& Leigh

25 Edgehill Way,
Brighton, BN41 2PU

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

- Semi Detached Family Home
- Three Good Sized Bedrooms
- Favoured Southerly Aspect
- No Onward Chain
- Private Off-Street Parking
- Found in a Quiet Cul-de-Sac
- Open Plan Living Dining Room
- Private Rear Garden
- Potential to Extend STNC
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 to £425,000

This charming three-bedroom semi-detached family home is offered for sale with No-onward chain and is perfectly located at the end of a quiet cul-de-sac.

With a favoured South-facing rear garden, this property is ready to move in and should be high on your viewing list!

Upon entering, you'll find a bright and spacious lounge that flows into the dining area, which overlooks the rear garden. A set of glazed French doors allows light to flood the room. The kitchen also faces the rear and features a stylish black tiled splashback, centered around a large range-style cooker.

On the first floor, you'll discover all three bedrooms: two generously sized doubles and a further single, providing plenty of space for the entire family. The top floor is completed by a modern white tiled bathroom.

While the property may require some updating, we believe it has great potential to become a lovely family home, thanks to its location, surroundings, and the favoured South-facing rear garden.

Call Spencer and Leigh today to avoid disappointment and book your viewing!



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance
Entrance Hallway
Living Room
13'3 x 11'10
Dining Room
10'10 x 7'6
Kitchen
10'10 x 7'5
Stairs rising to First Floor

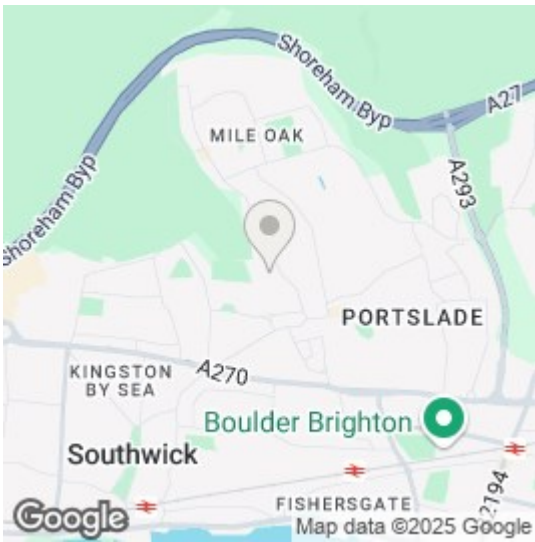
Bedroom
12'11 x 8'10
Bedroom
9'8 x 8'11
Bedroom
9'8 x 6'5
Family Bathroom

OUTSIDE
Rear Garden

Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 5 Mbps, Superfast 43 Mbps, Ultrafast 1000 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

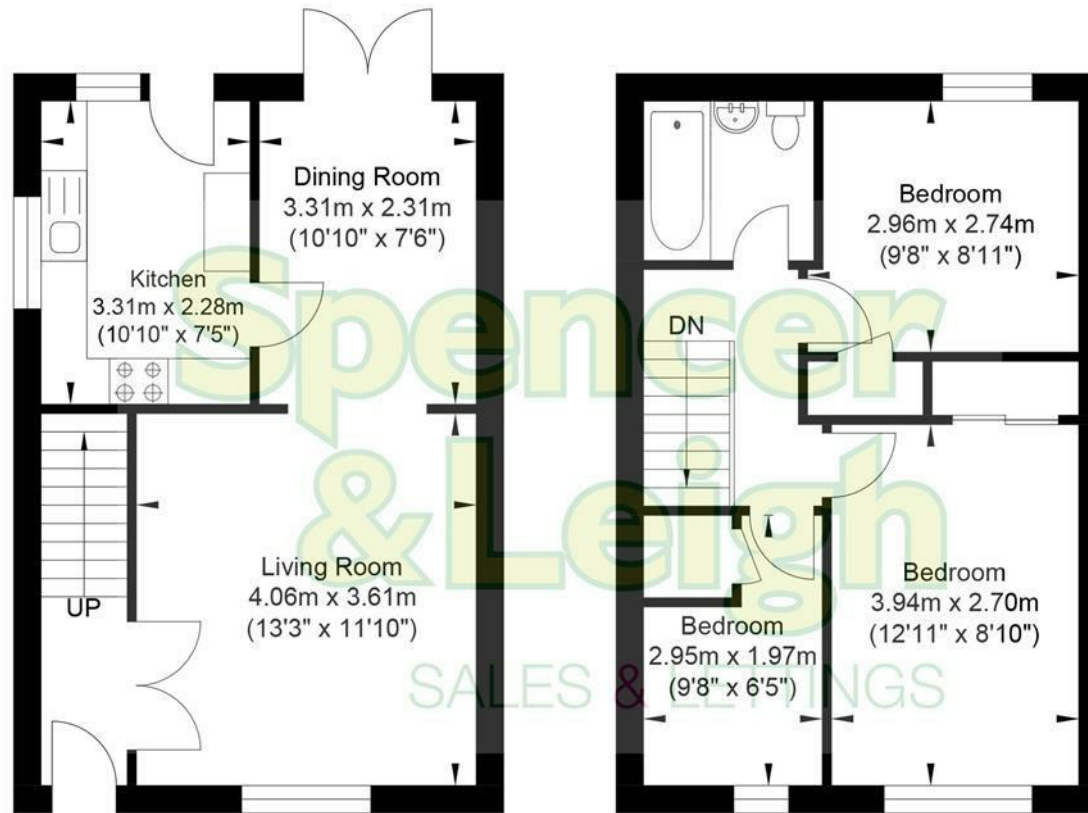


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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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Edgehill Way



Ground Floor
Approximate Floor Area
382.65 sq ft
(35.55 sq m)

First Floor
Approximate Floor Area
382.65 sq ft
(35.55 sq m)

Approximate Gross Internal Area = 71.1 sq m / 765.30 sq ft

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