

## 40 Larkfield Way, Brighton, BN1 8EF

## Guide Price £650,000 - £700,000 Freehold

- Extended semi detached family home
- Four good sized bedrooms
- Two bathrooms
- 21' Living Room
- Separate dining room
- Spacious kitchen overlooking garden
- Secluded level rear garden
- Off street parking to front
- Sought after location
- Exclusive to Spencer & Leigh

## GUIDE PRICE £650.000 - £700.000

Situated in the desirable area of Larkfield Way, Brighton, this charming semidetached home offers a perfect blend of comfort and style for family living. Spanning an impressive 1,452 square feet, the property boasts four generously sized bedrooms, providing ample space for family members or quests.

Upon entering, you are welcomed by a spacious 21-foot living room, ideal for relaxation and entertaining. The separate dining room offers a delightful setting for family meals or gatherings with friends. The well-appointed kitchen overlooks the secluded rear garden, allowing for a pleasant view while preparing meals.

The property features two modern bathrooms, ensuring convenience for the whole family. Outside, the level rear garden provides a tranquil retreat, perfect for enjoying sunny days or hosting barbecues. Additionally, off-street parking for three vehicles is available at the front, adding to the practicality of this lovely home

This extended semi-detached family home is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. With its spacious layout and inviting atmosphere, this property is sure to appeal to families seeking a comfortable and stylish living environment in Brighton.



Larkfield Way is ideally situated for all amenities including local shops and supermarkets including M&S food and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.







Entrance

Entrance Hallway

Living Room 21'9 x 10'10

Dining Room

Kitchen 15'6 x 12'5

G/f Bedroom 13'5 x 11'8

G/f Bedroom 11' x 8'6

G/f Bathroom

Stairs rising to First Floor

Bedroom 12'4 x 11'3

Bedroom 12'3 x 11'3

Shower Room/WC

OUTSIDE

Rear Garden

Garage/Shed

**Property Information** 

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas. Mains Electric. Mains water and sewerage

Parking: Garage, shared driveway, off road parking and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 114 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

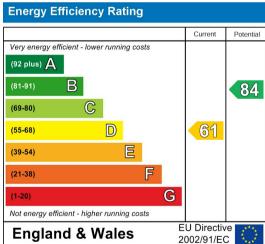








Council:- BHCC Council Tax Band:- C





## **Larkfield Way**



Approximate Gross Internal (Excluding Garage) Area = 134.89 sq m / 1451.93 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.