

Spencer
& Leigh



34 Hawkhurst Road, Coldean, Brighton, BN1 9GF

34 Hawkhurst Road, Coldean, Brighton, BN1 9GF

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

- Extended semi detached home
- Well presented throughout
- Two storey side extension
- Three double bedrooms
- 17' kitchen and separate utility room
- Good size rear garden
- No onward chain
- Popular Coldean Village location
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £400,000 - £425,000

This extended semi-detached home on Hawkhurst Road presents a fantastic opportunity for those seeking spacious living in the popular Coldean Village area of Brighton. Boasting a two-storey side extension, this property offers generous accommodation, perfect for a growing family or those desiring extra space.

As you approach, you'll appreciate the property's well-presented exterior, hinting at the quality within. Step inside to find a welcoming reception room, providing a comfortable space for relaxation and entertaining. The heart of this home is undoubtedly the impressive 17' kitchen, a truly inviting area for culinary enthusiasts, offering ample space for dining and socialising. Adjacent to the kitchen, a separate utility room adds practicality and convenience to daily living.

Upstairs, the extension has created three genuine double bedrooms, a rare and highly sought-after feature, ensuring comfortable living for all occupants. The family bathroom serves these bedrooms, completing the first-floor accommodation.

Outside, the good-sized rear garden provides a lovely private space for outdoor enjoyment, whether it's for al fresco dining, children's play, or simply unwinding in the sunshine. WE LOVE the sense of space and the thoughtful extension that truly enhances this home's appeal.

Situated in the popular Coldean Village, residents benefit from a friendly community atmosphere and convenient access to local amenities, schools, and transport links, making it an ideal location for many. The property is offered with NO ONWARD CHAIN, simplifying the buying process and allowing for a smoother transition.



Hawkhurst Road boasts a convenient parade of shops and a regular bus service to the city and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible.



Entrance
Entrance Hallway

Living Room
12'10 x 11'3

Kitchen
17'8 x 8'10

Utility Room/Cloakroom W/C
7'9 x 5'4

Stairs rising to First Floor

Bedroom
17'8 x 11'

Bedroom
13'8 x 10'11

Bedroom
10'11 x 9'10

Family Bathroom

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on-street parking

Broadband: Standard 3 Mbps, Superfast 54 Mbps & Ultrafast

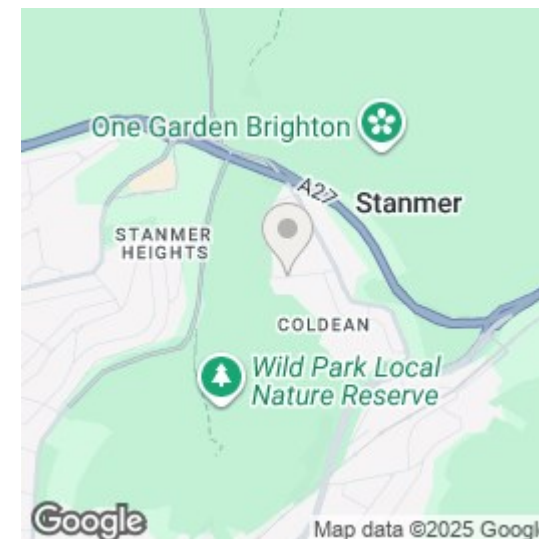
1000 Mbps available (OFCOM checker)

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



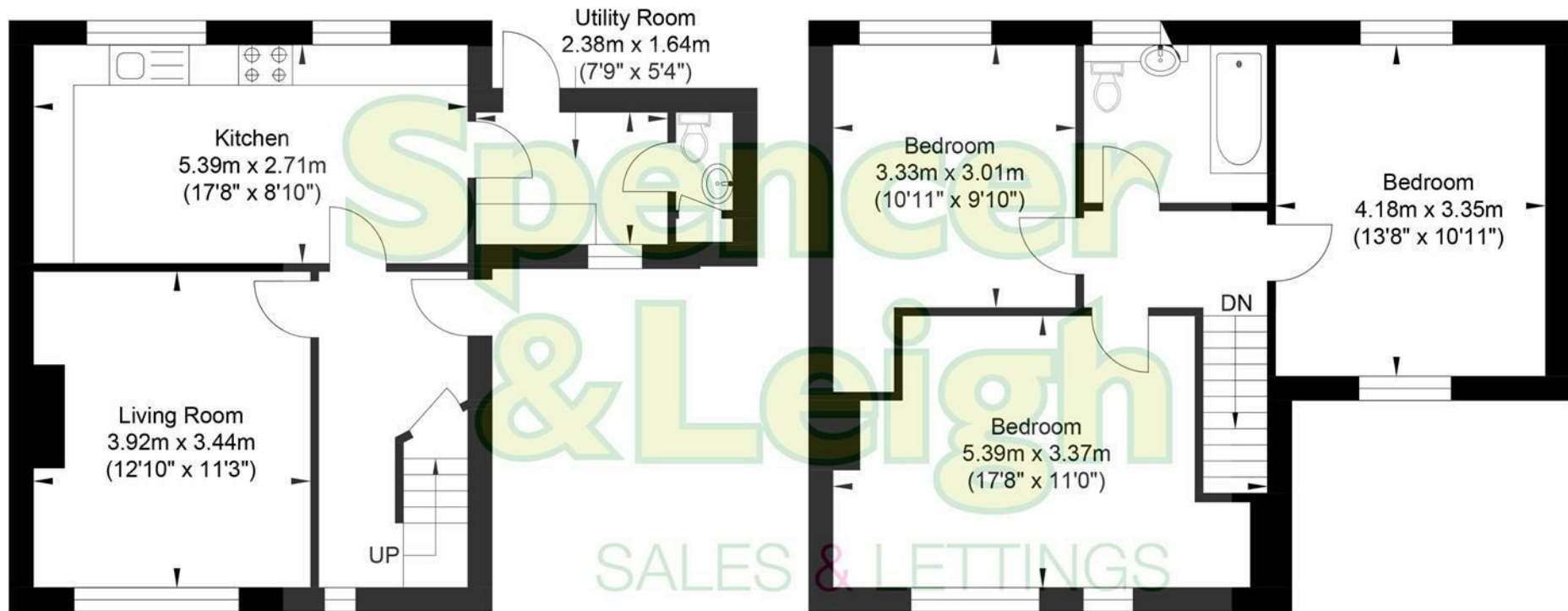
Council:- BHCC
Council Tax Band:- C

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		
	67	78
England & Wales		EU Directive 2002/91/EC

**Spencer
& Leigh**

Hawkhurst Road



Ground Floor
Approximate Floor Area
448.31 sq ft
(41.65 sq m)

First Floor
Approximate Floor Area
543.04 sq ft
(50.45 sq m)

Approximate Gross Internal Area = 92.1 sq m / 991.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.