



137, Manor Hall Road, Brighton, BN42 4NQ

**Spencer
& Leigh**

137, Manor Hall Road,
Brighton, BN42 4NQ

Guide Price £425,000 - Freehold

- Three bedroom family home
- Cosy living room with wood burning stove
- Kitchen/breakfast room
- Utility room/WC
- Ground floor shower room
- Family bathroom
- Potential to extend STNC
- Secluded rear garden
- Off street parking
- Garage

GUIDE PRICE £425,000 - £450,000

This delightful three-bedroom family home offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a bright and cosy lounge, complete with a wood-burning stove, creating an inviting atmosphere for relaxation and family gatherings.

The heart of the home is the spacious kitchen/breakfast area, which features doors that open out onto a beautiful, secluded garden. This outdoor space is ideal for enjoying sunny afternoons or hosting barbecues with friends and family. The property also boasts a practical ground floor shower room and a utility/WC, enhancing the functionality of the living space.

For those with vehicles, off-street parking and a garage provide ample convenience. Additionally, there is potential to extend the property, subject to the necessary consents, allowing you to tailor the home to your specific needs.

Situated within walking distance of Southwick Square, you will find a variety of local shops, cafes, and amenities at your fingertips. This home is not just a property; it is a wonderful opportunity for families seeking a peaceful yet accessible location in the vibrant area of Brighton. With its charming features and prime location, this house is sure to attract those looking for a warm and inviting place to call home.



Manor Hall Road is a popular residential location just east of Southwick Green and within easy walking distance of Southwick Square and the Train Station. Schools nearby include Glebe Primary School & Eastbrook Primary Academy. There is easy access to the A27 and bus routes into and out of the city are also close by.



Entrance
Entrance Hallway
Sitting Room
13' x 11'4
Kitchen/Breakfast Room
11'2 x 11'1
G/f Shower Room/WC
Stairs rising to First Floor

Bedroom
13'2 x 10'6
Bedroom
11'3 x 10'11
Bedroom
7'5 x 5'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
15'6 x 7'10

Property Information
Council Tax Band C (Adur): £2,151.33 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, off road parking and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 42 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:- ADUR
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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Manor Hall Road



Approximate Gross Internal Area (Excluding Garage) = 87.17 sq m / 938.29 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.