

Spencer  
& Leigh



6 Haig Avenue, Coldean, Brighton, BN1 9EQ



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Brighton, BN1 9EQ

Offers Over £450,000 - Freehold

- Semi detached family home
- Three double bedrooms
- Immaculately presented throughout
- Beautifully fitted kitchen & utility room with Ink Blue units
- 20' Living through dining room with a dual aspect
- Modern fitted bathroom
- Long rear garden
- Adjacent to a park and open green space
- Hardstanding for parking
- Viewing highly recommended

Welcome to this beautifully refurbished semi-detached house located in the heart of Coldean Village, a family-friendly neighbourhood. This stunning property combines modern luxury with classic comfort, offering a lifestyle of convenience and sophistication.

Upon arrival, you'll appreciate the convenience of off-road parking. The garage has been converted whilst still being able to provide ample storage space. Step inside to discover a bright and spacious ambience that fills every room. The large lounge/diner, flooded with natural light from its expansive windows, creates a warm and inviting atmosphere, making it an ideal space for relaxation and entertainment. The thoughtful design and high-quality finishes throughout the home reflect a commitment to excellence in its recent refurbishment.

The heart of the home is the modern, generously sized kitchen, designed to meet the needs of both aspiring and seasoned chefs. Adjacent to the kitchen is a utility room that adds to the practicality of the layout, making daily chores more convenient. Downstairs, you'll find a spacious double bedroom.

Upstairs, there are two additional double-sized bedrooms, each offering ample space for rest and relaxation. The family bathroom is well-appointed and reflects the same high standard of quality found throughout the house, providing a comfortable and stylish retreat.

A standout feature of this property is the generously sized sunny garden, an ideal outdoor oasis for family gatherings, alfresco dining, or simply enjoying the sunshine. The outdoor space offers endless possibilities for gardening enthusiasts or those seeking a serene escape within their own home.

Located between Brighton and the South Downs National Park, Coldean boasts good transport links, making it easy to access the city centre as well as the A27 and A23. The area also offers proximity to the American Express Stadium, Stanmer Park, schools, and Brighton and Sussex Universities.



Haig Avenue boasts a convenient parade of shops nearby 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  
12'11 x 11'15  
Dining Room  
8'11 x 8'7  
Kitchen  
8'11 x 8'8  
Utility Room/Cloakroom  
10'7 x 5'10  
Home Office/Bedroom  
11'7 x 10'8  
Storage  
11'5 x 5'2  
Stairs rising to First Floor  
Bedroom  
12' x 11'1  
Bedroom  
10'11 x 9'11  
Family Bathroom  
OUTSIDE  
Rear Garden  
Hardstanding


Property Information  
Council Tax Band C: £2,182.92 2025/2026  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Hardstanding and un-restricted on street parking  
Broadband: Standard 1 Mbps, Superfast 36 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.

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Council:- BHCC  
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>84</div>
(81-91) B		
(69-80) C		
(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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# Haig Avenue



Ground Floor  
Approximate Floor Area  
685.55 sq ft  
(63.69 sq m)

First Floor  
Approximate Floor Area  
392.77 sq ft  
(36.49 sq m)



Approximate Gross Internal Area = 100.18 sq m / 1078.32 sq ft

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