

Spencer  
& Leigh

38a Beatty Avenue, Coldean, Brighton, BN1 9ED



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Coldean, Brighton, BN1 9ED

Guide Price £350,000 - £375,000 Freehold

- Modern end of terrace home
- 14' Living room
- 17' Kitchen/dining room with modern fitted units
- Contemporary feel throughout
- Ideal starter home
- Two good size bedrooms
- Level lawn rear garden with Summer House/Office
- Modern fitted bathroom with shower over the bath
- Popular Coldean Village location
- Viewing highly recommended

GUIDE PRICE £350,000 to £375,000

This delightful two-bedroom house in Coldean Village presents an exceptional opportunity for those seeking their first home or a stylish downsizing. Boasting a modern theme throughout, this property has been thoughtfully updated to offer comfortable and contemporary living spaces. The bright, inviting reception room offers a versatile space for relaxation and entertaining, seamlessly flowing into the heart of the home.

The kitchen, designed with both aesthetics and functionality in mind, features sleek finishes and ample storage, making meal preparation a joy. Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat. The main bedroom provides a generous space, while the second bedroom is perfect for guests, a child's room, or a dedicated home office. The single, elegantly appointed bathroom serves both bedrooms, continuing the property's modern aesthetic.

One of the standout features of this home is its convenient side access, adding a practical element for outdoor living and storage. The property's layout and design make it an ideal starter home, offering a fantastic foundation for new homeowners to create lasting memories. WE LOVE how the modern theme creates a fresh and inviting atmosphere from the moment you step inside.

Situated in vibrant Brighton, this home benefits from excellent local amenities, including shops, cafes, and recreational facilities, all within easy reach. Commuting is made simple with good transport links nearby, connecting you to the wider area and beyond.

Outside, the level lawn rear garden features a garden room that is fully insulated with mains electric and would make an ideal home office, if required.

Adding to the appeal, the vendor is already suited with their next home, ensuring a smoother and potentially quicker transaction. This provides a fantastic opportunity for buyers looking for a straightforward purchase.



Beatty 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  
14'2 x 13'11  
Kitchen  
17'3 x 9'  
G/f Cloakroom W/C  
Stairs rising to First Floor

Bedroom  
17'4 x 10'8  
Bedroom  
9' x 8'3

Family Bathroom

OUTSIDE

Garden Room  
11'5 x 7'5  
Shed  
7'5 x 6'1

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 2 Mbps, Superfast 62 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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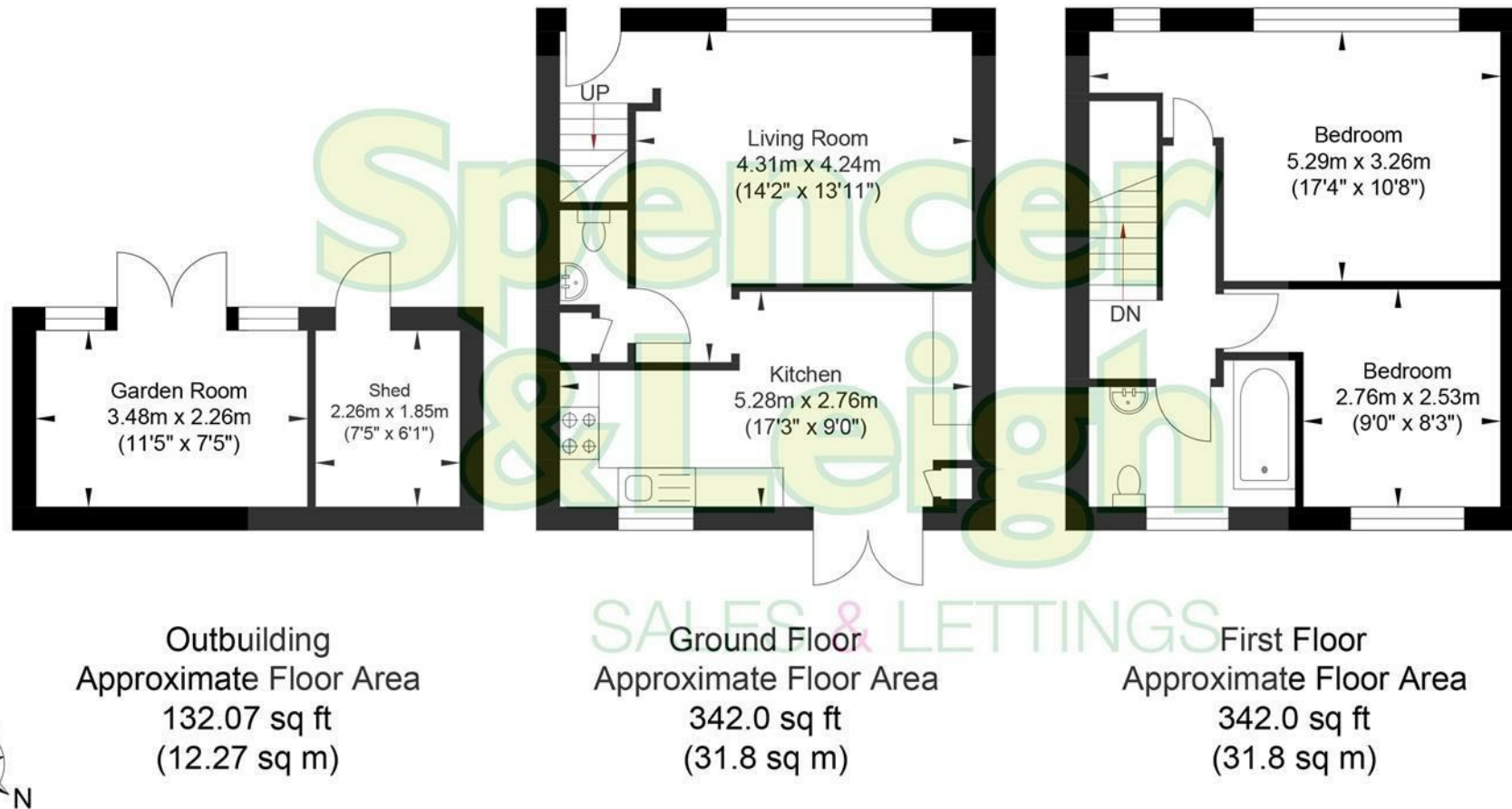


Council:- BHCC  
Council Tax Band:- C

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 75      | 80                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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Approximate Gross Internal Area (Excluding Outbuilding) = 63.6 sq m / 684.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.