



120, Hawkhurst Road, Brighton, BN1 9EA

**Spencer
& Leigh**

120, Hawkhurst Road,
Brighton, BN1 9EA

£1,750 Per Month -

- Well presented semi detached home
- Two double bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Low maintenance rear garden
- Far reaching views towards farmland
- Gas fired central heating
- Available early November, unfurnished
- Popular road within Coldean Village

This well presented semi detached home boasts a secluded position with glorious distant views to the rear. Having two good sized bedrooms, the arrangement of rooms are versatile, featuring a spacious lounge which flows into a separate dining room, currently used as a study, a kitchen breakfast room, a pleasant conservatory and a white bathroom suite. The low maintenance rear garden makes for an ideal spot to entertain family and friends. The property boasts gas fired central heating, double glazed windows and a bright and airy interior. Offered unfurnished, the property will be available to move into from the end of October/early November. A regular bus service to the city can be easily accessed in Hawkhurst Road itself, together with local shops in Beatty Avenue and Coldean Primary school, which is within walking distance. Viewing is highly recommended. COUNCIL TAX - BAND C.



Kitchen
16'4" x 10'2"

Entrance Hall

Conservatory

Lounge/Diner
22'5" x 11'4"

Bathroom

Bedroom 1
14'7" x 11'0"

Bedroom 2
11'0" x 10'1"

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains electric, gas, water and sewerage
Parking: On street permitted parking - Zone B
Broadband: Standard 1 Mbps, Superfast 44 Mbps, Ultrafast 5500 Mbps
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

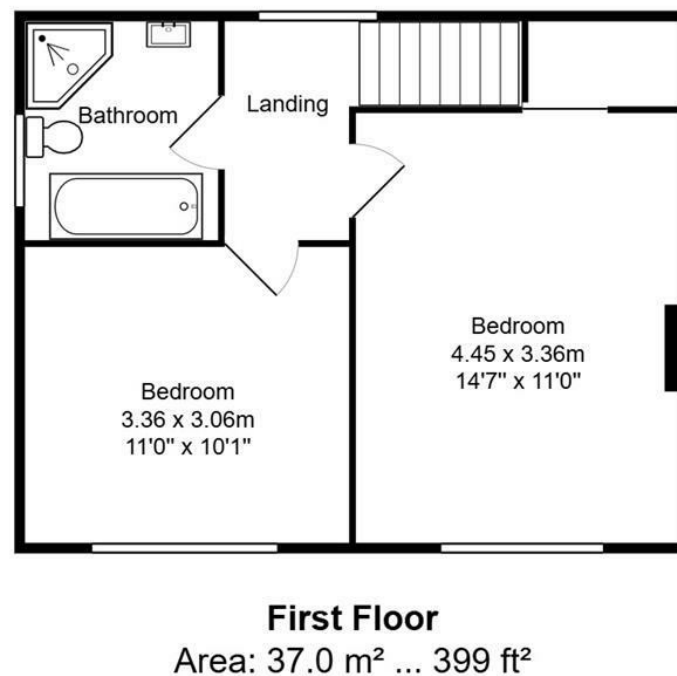
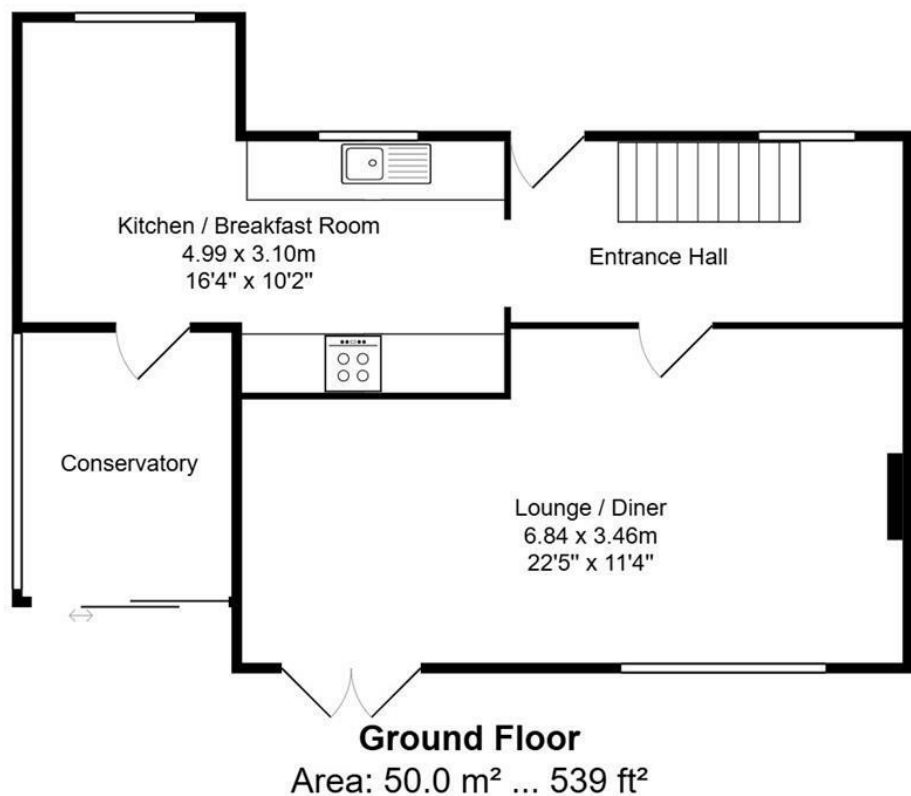
w: www.spencerandleigh.co.uk



Council:- Btn & Hove
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only.