



10, Kings Road, Brighton, BN42 4RJ

Spencer  
& Leigh

10, Kings Road,  
Brighton, BN42 4RJ

Guide Price £425,000 - Freehold

- For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.
- Extended semi detached family home
- In need of complete renovation
- Four bedrooms arranged over two floors
- Impressive space for a kitchen family room
- Family bathroom and space for an en-suite shower room
- Good size lawn rear garden with Easterly aspect
- Off road parking for upto three cars
- Glorious distant views towards the sea
- Competitively priced to sell

A project in the making!

This attractive semi-detached home has been extended by way of a loft conversion and ground floor rear extension, which, due to unforeseen circumstances, remain unfinished. As a result, the property requires complete internal renovation, allowing a discerning purchaser to add their own mark and design to their own personal specification. The ground floor features a cosy lounge with a Westerly aspect, the entrance hall flows through to an impressive space which will house the kitchen/family room together with a separate utility room. The first floor is home to three bedrooms, one of which has a useful walk-in dressing room and the family bathroom. The top floor is dedicated to the master suite, which has an en-suite shower room (not currently installed) and glorious distant views towards the sea. Off-road parking at the front of the property provides private parking for up to three cars. The good-sized lawn rear garden has an Easterly aspect. Building Regulation Consent has been granted conditional approval (Application number: AWBC/0254/23). We deem the property to be suitable for mortgage purposes, and it is currently lived in at present by the current vendor.

For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.

Auction end date and time: Tuesday 28th July 12.30 PM

The auction will be exclusively available online via our website, including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website, and click on the 'menu' tab followed by 'Online Auctions'

A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

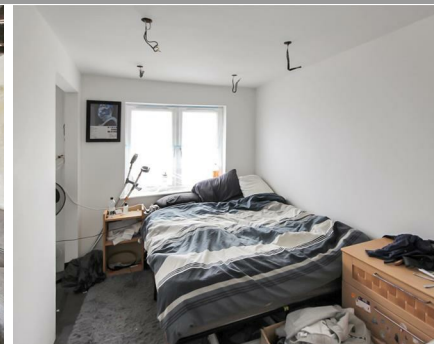
Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors

Stage 4) You are ready to bid - Good Luck!



This popular road is in a sought after location close to the HoImbush Shopping Centre with Next, Tesco & M&S. Shoreham College and Shoreham Academy are located towards the bottom of the lane with Glebe Primary school just around the corner. Links in and out of the city are close by with Southwick Train Station less than a mile away and bus stops located within Kingston Lane or either the coast road or Old Shoreham Road.



Entrance  
 Entrance Hallway  
 Lounge  
 14'3 x 14'3  
 Living/Dining Area  
 17'9 x 16'10  
 Kitchen/Utility Area  
 20'5 x 8'10  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 14'4 x 6'5  
 Bedroom  
 13'8 x 11'6  
 Bedroom  
 12'2 x 6'10

Family Bath/Shower Room  
 Stairs rising to Second Floor

Bedroom  
 14'11 x 14'11

En-suite (not fitted)

**OUTSIDE**

Rear Garden

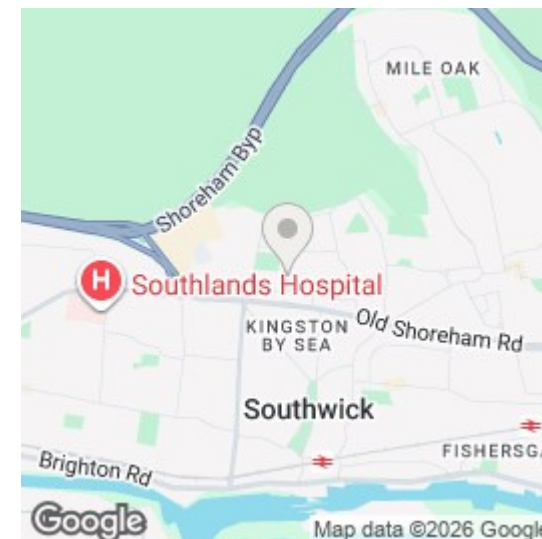
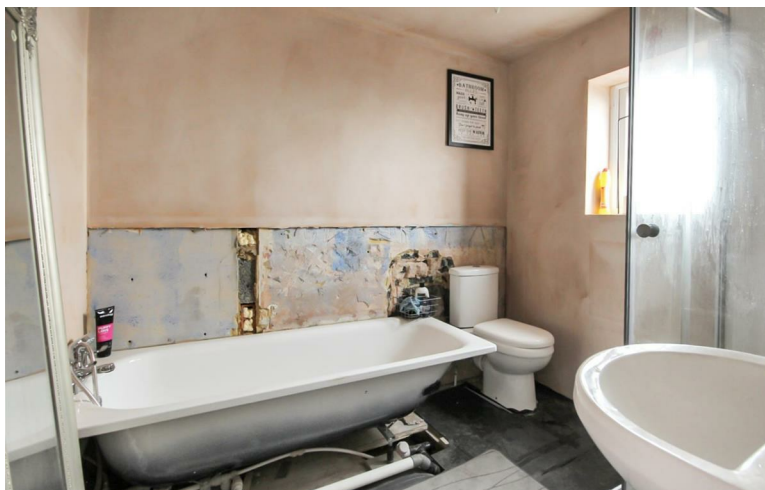
**Property Information**

Council Tax Band C (Adur): £2,278.75 2026/2027  
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage  
 Parking: Private Driveway and un-restricted on street parking  
 Broadband: Standard 15 Mbps, Superfast 46 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.

**t:** 01273 565566

**w:** [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- ADUR  
 Council Tax Band:- C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



