



Spencer
& Leigh

S&L

198 Saunders Hill, Coldean, Brighton, BN1 9ES

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Brighton, BN1 9ES

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

- End of terrace family home
- Two double bedrooms
- 14' Living room with a dual aspect
- 14' Kitchen/dining room and separate utility area
- Beautiful condition throughout
- Delightful Downland views at both the front and rear
- South facing Rear garden with raised decked area & workshop
- Off road parking
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £350,000 - £375,000

This charming two-bedroom home, situated next to farmland, is much larger than it appears! Having undergone significant improvements during the owner's time, this property is definitely worth a viewing.

We particularly appreciate the spacious 14-foot living room, which features dual aspects and opens onto a newly installed raised decked terrace overlooking the garden. The ground floor also includes a modern fitted kitchen/dining room, complete with a useful breakfast bar. The kitchen is equipped with space and plumbing for a dishwasher and leads to a utility area that accommodates additional appliances.

On the first floor, you'll find two generously sized bedrooms, a family bathroom, and fantastic distant views over the rooftops of Coldean. The rear garden boasts a raised decked terrace, a lawn area, side access, and a practical workshop. There is also a private driveway providing convenient off-road parking.

We believe this versatile property would be ideal for either a first-time buyer, a family or a buy-to-let investor. Coldean Primary School, local shops, and green recreational spaces are all within easy walking distance. An added bonus is that there is no onward chain! We highly recommend an internal inspection by the vendor's chosen local agent, Spencer & Leigh.



Saunders Hill overlooks open fields and benefits' from 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
14'10" x 9'11"

Kitchen/Dining Room
14'11" x 13'8"

Utility Room
9'8" x 5'0"

Stairs rising to First Floor

Bedroom
16'11" x 8'11"

Bedroom
14'11" x 13'4"

Family Bathroom

OUTSIDE

Rear Garden

Workshop/Outbuilding
10'5 x 7'0

Property Information
Council Tax Band B: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Hardstand and un-restricted on street parking
Broadband: Standard 2 Mbps, Superfast 31 Mbps & Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Fair 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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w: www.spencerandleigh.co.uk

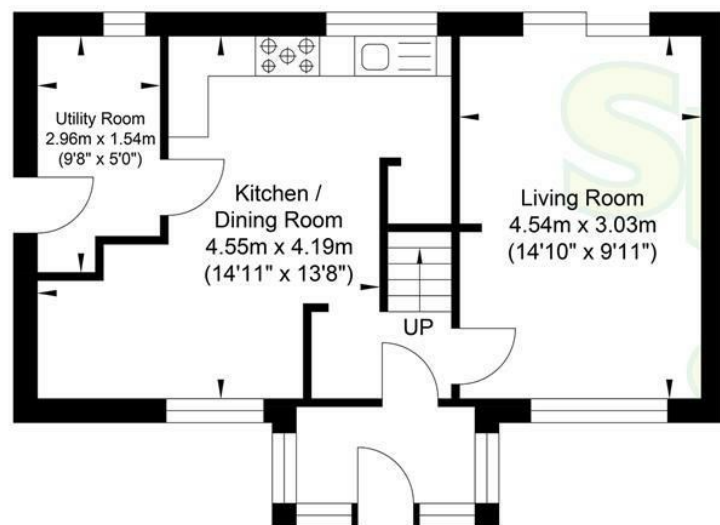


Council:- BHCC
Council Tax Band:- B

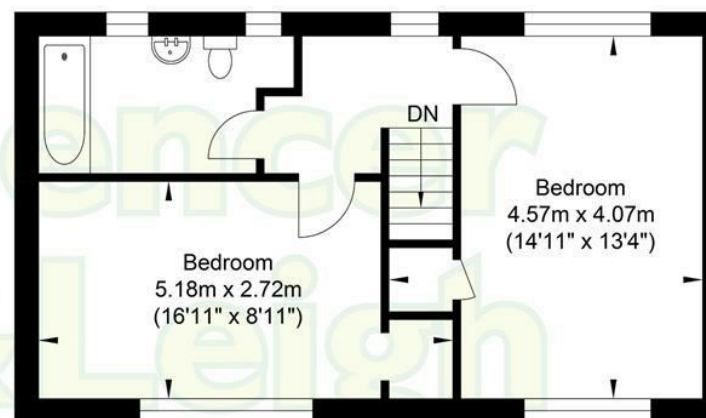
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



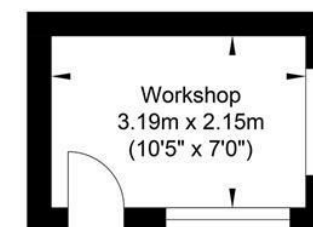
Saunders Hill, Coldean



Ground Floor
Approximate Floor Area
438.19 sq ft
(40.71 sq m)



First Floor
Approximate Floor Area
406.55 sq ft
(37.77 sq m)



Outbuilding
Approximate Floor Area
73.84 sq ft
(6.86 sq m)



Approximate Gross Internal Area = 85.34 sq m / 918.59 sq ft

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

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