

**Spencer  
& Leigh**



**33 Ashburnham Drive, Coldean, Brighton, BN1 9AX**

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Brighton, BN1 9AX

Guide Price £475,000 - £500,000 Freehold

- Spacious extended family home
- Four good size bedrooms
- 22' Open plan kitchen/dining room
- 11' Separate formal living room
- Beautiful fitted kitchen with a feature island
- Separate utility room and ground floor cloakroom/WC
- Modern fitted bathroom suite
- Private off road parking
- Long rear garden with both patio and lawn areas
- Internal inspection highly recommended

GUIDE PRICE £475,000 - £500,000

This well-presented semi-detached house has been extended, creating a deceptively spacious family home. On the ground floor, you will find a 22-foot open-plan kitchen and dining room, complete with patio doors that lead to the garden. Additionally, there is a separate formal living room and a cloakroom/WC. The modern kitchen is beautifully fitted with soft grey units, contrasting work surfaces, and an island. For added convenience, there is a separate utility room with ample space for appliances.

On the first floor, there are four generously sized bedrooms and a modern family bathroom featuring a traditional high-flush WC and a shower over the bath. Outside, the property boasts a patio with steps leading to a large lawn area. At the front, there is a private hardstand with parking space for two vehicles. This property is exclusive to Spencer & Leigh, and viewing is highly recommended.



Ashburnham Drive 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  
Sitting Room  
11'1 x 9'10  
Kitchen/Dining Room  
22'4 x 17'11  
Utility Room  
9'10 x 6'5  
G/f Cloakroom/WC  
Stairs rising to First Floor  
Bedroom  
14'8 x 11'1  
Bedroom  
11'4 x 9'10  
Bedroom  
10'8 x 6'6  
Bedroom  
9'11 x 9'  
Family Bathroom  
7'5 x 6'7  
OUTSIDE  
Rear Garden  
Outbuilding  
18'3 x 11'3  
Property Information  
Council Tax Band D: £2,579.44 2026/2027  
Utilities: Mains Gas, Mains Electric, Mains water and sewerage  
Parking: Private driveway and restricted on-street parking (Zone B) Zones B and D are not in controlled parking zones, so you don't need a resident parking permit. However, they do become controlled parking zones when matches and events are on at the American Express Community Stadium.  
Broadband: Standard 3 Mbps, Superfast 54 Mbps. Ultrafast 5500 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

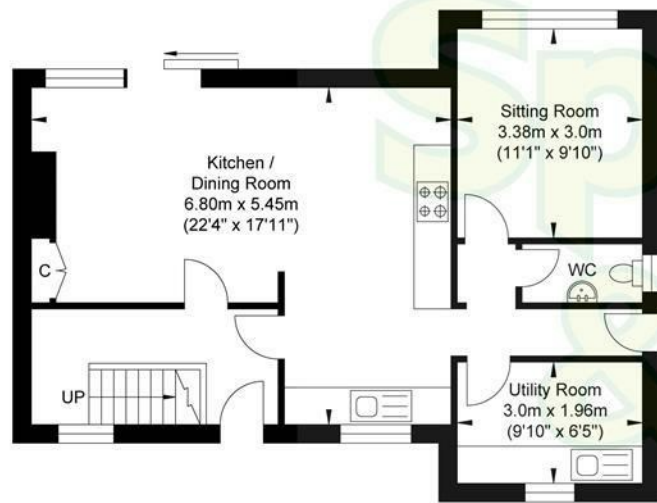


Council:- BHCC  
Council Tax Band:- D

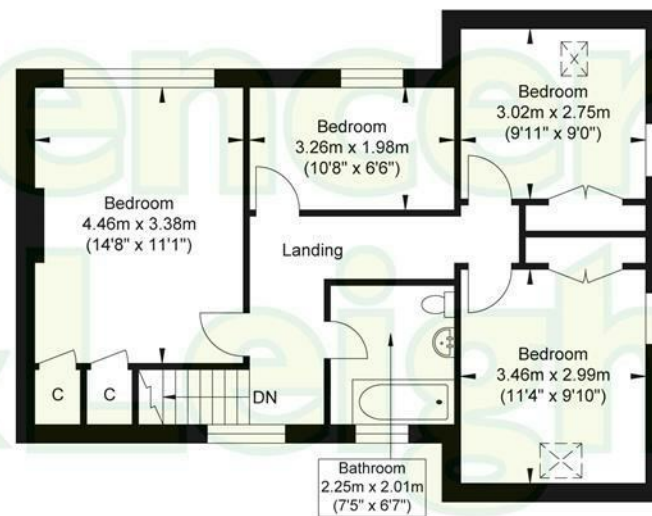
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         | 81                         |
| (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<br>2002/91/EC |



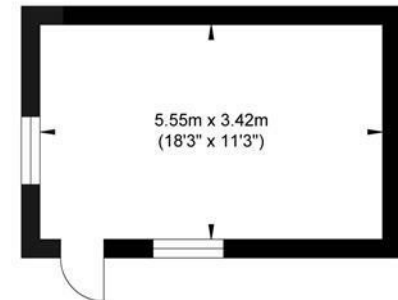
## Ashburnham Drive



Ground Floor  
Approximate Floor Area  
642.07 sq ft  
(59.65 sq m)



First Floor  
Approximate Floor Area  
642.07 sq ft  
(59.65 sq m)



Outbuilding  
Approximate Floor Area  
207.31 sq ft  
(19.26 sq m)

Approximate Gross Internal Area (Including Outbuilding) = 119.30 sq m / 1284.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.