

**Spencer
& Leigh**



79 Larkfield Way, Surrenden, Brighton, BN1 8EG



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Guide Price £600,000 - £625,000 Freehold

- Attractive semi detached home
- Three bedrooms
- 16' Extended kitchen/breakfast room
- 24' Lounge/dining room overlooking rear garden
- Popular residential location
- Potential to extend, STNC
- Requires updating
- No onward chain
- Close to local amenities
- Viewing recommended

GUIDE PRICE £600,000 - £625,000

This charming extended semi-detached house on Larkfield Way offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,447 square feet, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a guest room or home office.

The house features two bathrooms, providing convenience for busy mornings and ensuring that everyone has their own space. While the property requires updating, this presents a unique chance for buyers to personalise the home to their taste and style. The potential for extension, subject to the necessary consents, further enhances the appeal, allowing for the possibility of expanding the living space to suit your needs.

Parking should never be an issue here, as the property accommodates a dedicated garage and hard stand, as well as non-restricted on-street parking - a rare find in such a desirable location. With no onward chain, you can move in and start your renovation journey without delay.

Surrenden is known for its friendly community and excellent local amenities, making it a popular choice for families and professionals alike. This property is not just a house; it is a canvas waiting for your vision. Embrace the opportunity to transform this semi-detached gem into a stunning residence in one of Brighton's most cherished neighbourhoods.



Larkfield Way is ideally situated for all amenities including local shops and supermarkets including M&S Food, Matalan, Pets at Home, Dunelm and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 13'11 x 12'1
 Dining Room
 11'2 x 10'8
 Kitchen
 16'11 x 10'1
 G/f Bedroom/Family Room
 12'10 x 11'11
 G/f Bedroom
 12'1 x 9'11
 G/f Family Bathroom
 Stairs rising to First Floor

Bedroom
 15'5 x 12'8
 En-suite Bathroom/WC

Eaves Storage

OUTSIDE

Rear Garden

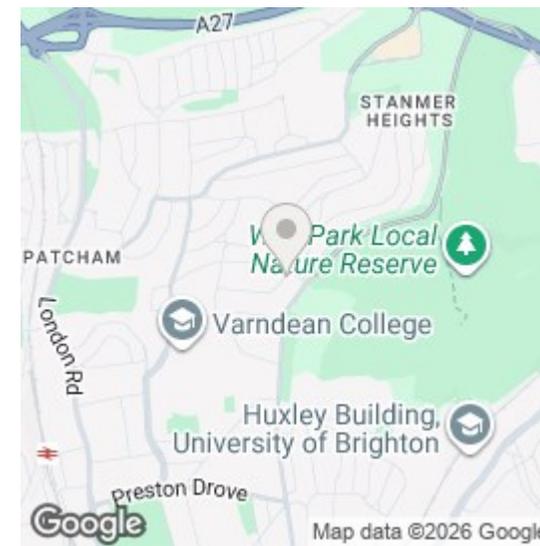
Garage
 16' x 10'1

Property Information
 Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Hardstand, Shared Driveway and un-restricted on-street parking
 Broadband: Standard 13 Mbps, Superfast 72 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.

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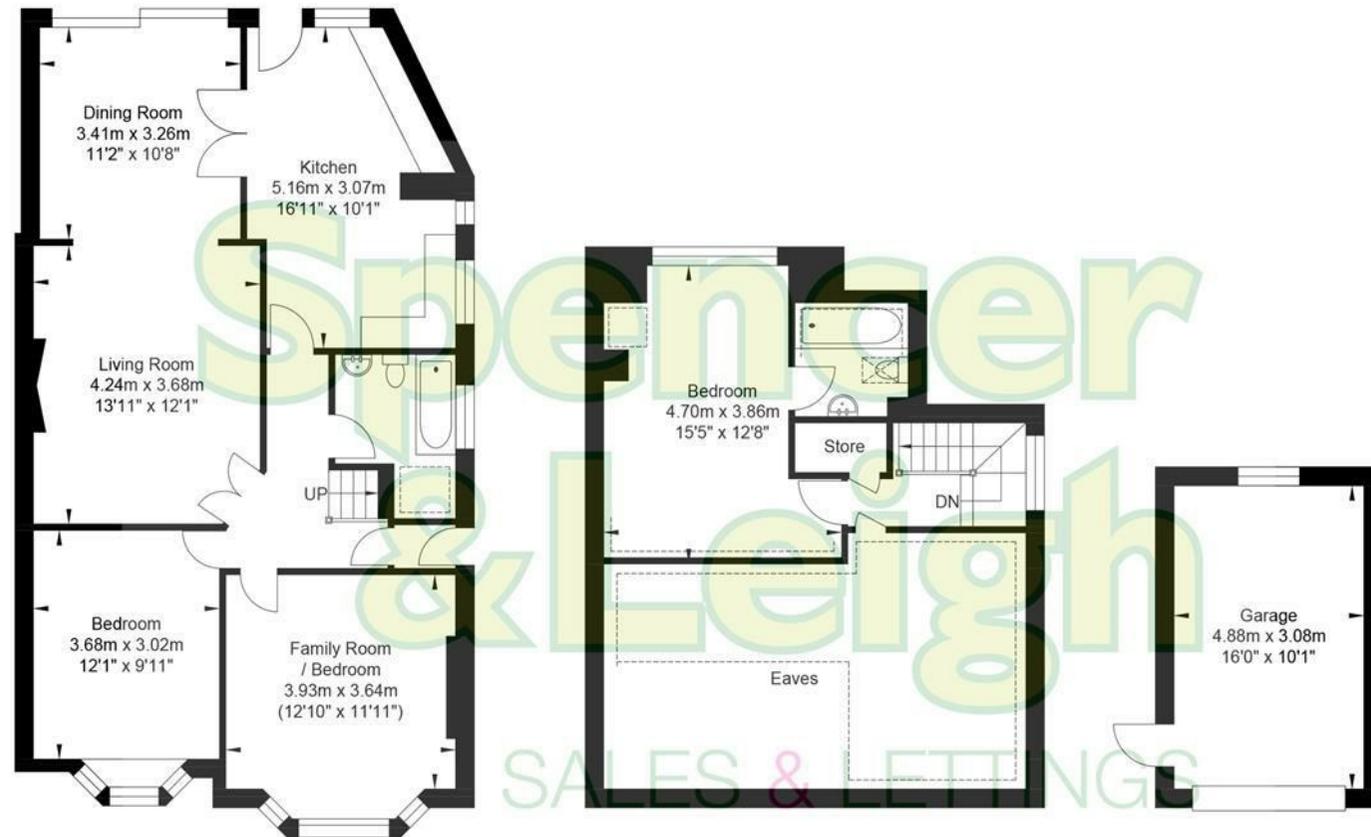
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

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



Larkfield Way



Ground Floor
Approximate Floor Area
885.86 sq ft
(82.30 sq m)

First Floor
Approximate Floor Area
560.80 sq ft
(52.10 sq m)

Garage
Approximate Floor Area
161.78 sq ft
(15.03 sq m)

Approximate Gross Internal Area (Including Eaves & Excluding Garage) = 134.4 sq m / 1446.66 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.