1 Coach House Mews, South Street, Brighton, BN41 2LE
Spencer
&Leigh

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Guide Price £280,000 - Freehold

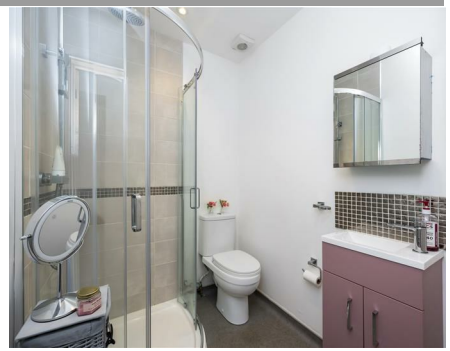
- Mews Cottage
- Two bedrooms
- Modern fitted kitchen
- Modern fitted shower room
- Allocated parking
- Decked terrace
- Communal bicycle & bin store
- Communal courtyard
- Viewing highly recommended
- Converted in 2015

GUIDE PRICE £280,000 - £300,000

Nestled in the heart of Portslade Village, this charming mews cottage stands on the site of the former Coach House of 'Wychcote Manor.' Built in 2015, the property features a modern and contemporary design throughout. Inside, you'll find a spacious 13-foot open-plan lounge and kitchen area, two double bedrooms, and a stylishly fitted shower room complete with a large corner shower cubicle.

Additional highlights include a private decked terrace, allocated parking, and a communal courtyard that offers covered storage for bicycles and bins. We highly recommend scheduling a viewing to fully appreciate this lovely home!

Located in Portslade Village, South Street is a popular residential location opposite Locks Hill Green. Conveniently a parade of shops are located within walking distance as is Easthill Park. Tesco's, Marks & Spencer and Sainsbury's supermarkets are a few minutes drive away. Easy access to A27/A23 road networks and benefits from bus routes to the City Centre.



L shaped Entrance Hall

Living Room/Kitchen
13'3 x 10'2

Bedroom
12'6 x 7'

Bedroom
10'2 x 6'8

Shower Room

Loft room

OUTSIDE

Private Decked Terrace

Communal Courtyard

Allocated parking

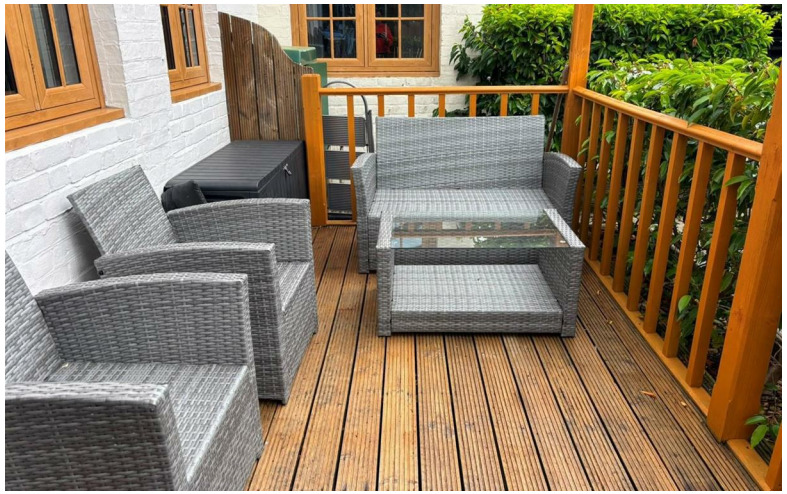
Communal bicycle storage & bin store

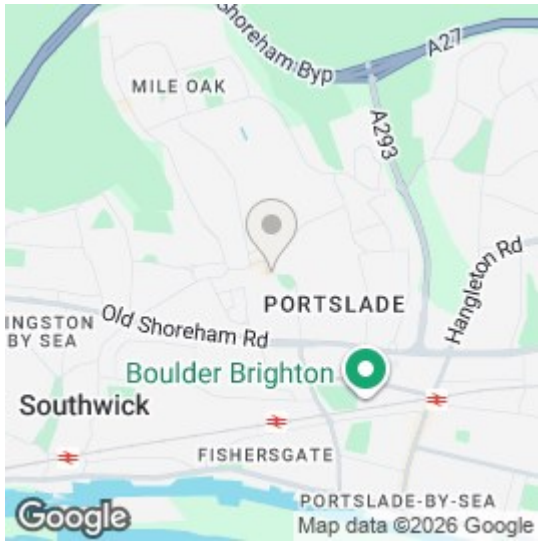
Property Information
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Allocated parking space and un-restricted on street parking
Broadband: Standard 15 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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.

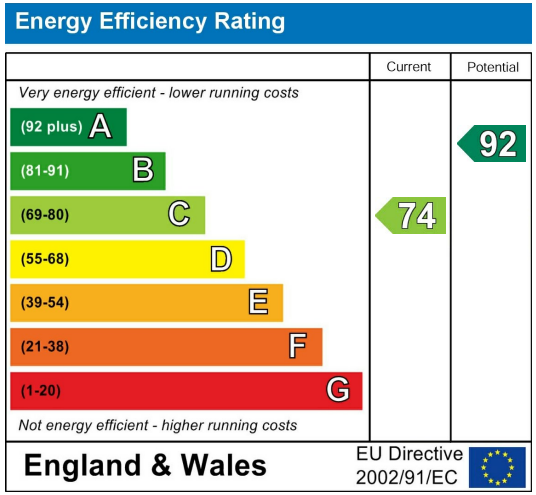
t: 01273 565566

w: www.spencerandleigh.co.uk





Council:- BHCC
Council Tax Band:- B



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TOTAL APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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