Hawkhurst Road

Brighton

LEXTONS / SALES LETTINGS AUCTIONS COMMERCIAL

Hawkhurst Road Brighton

2	1	1
BEDROOM	RECEPTION	BATHROOM

About the property

GUIDE PRICE £350,000 - £375,000

A generously proportioned semi-detached home offering exceptional scope for modernisation and extension, ideally situated in the well-established community of Coldean Village.

Set back from the road behind an elevated front garden, the property enjoys an attractive outlook and a welcoming sense of privacy. A spacious entrance hall leads into a lovely through living and dining room, a bright and versatile space overlooking the extensive rear garden and perfectly suited to both everyday living and entertaining.

The adjoining kitchen enjoys views over the front garden and is complemented by a practical utility room and ground floor WC, with direct access to the rear garden. Outside, the beautifully sized garden is a particular highlight. A paved terrace leads onto a substantial lawn framed by mature trees and established planting, including a flourishing apple tree, creating a peaceful and private setting. To the rear of the garden, a detached garage is accessed via a driveway and rear gate, while a separate side gate provides convenient access to the front of the property.

The first floor comprises two well-proportioned double bedrooms, benefiting from fitted storage, alongside a spacious family bathroom. Above, a large loft with good head height presents outstanding potential to create additional accommodation.

Requiring some updating, the property offers an exciting opportunity to create a bespoke family home. Its generous plot, adaptable layout and significant potential for extension or reconfiguration make it an increasingly rare proposition.

Coldean Village is a popular residential neighbourhood, ideally positioned for excellent access to the A23 and A27, with regular public transport links to Brighton city centre and beyond. The vast open spaces of Stanmer Park and the South Downs National Park are moments away, offering miles of countryside walks, cycling routes and outdoor leisure opportunities

SATURDAY

What the owner says

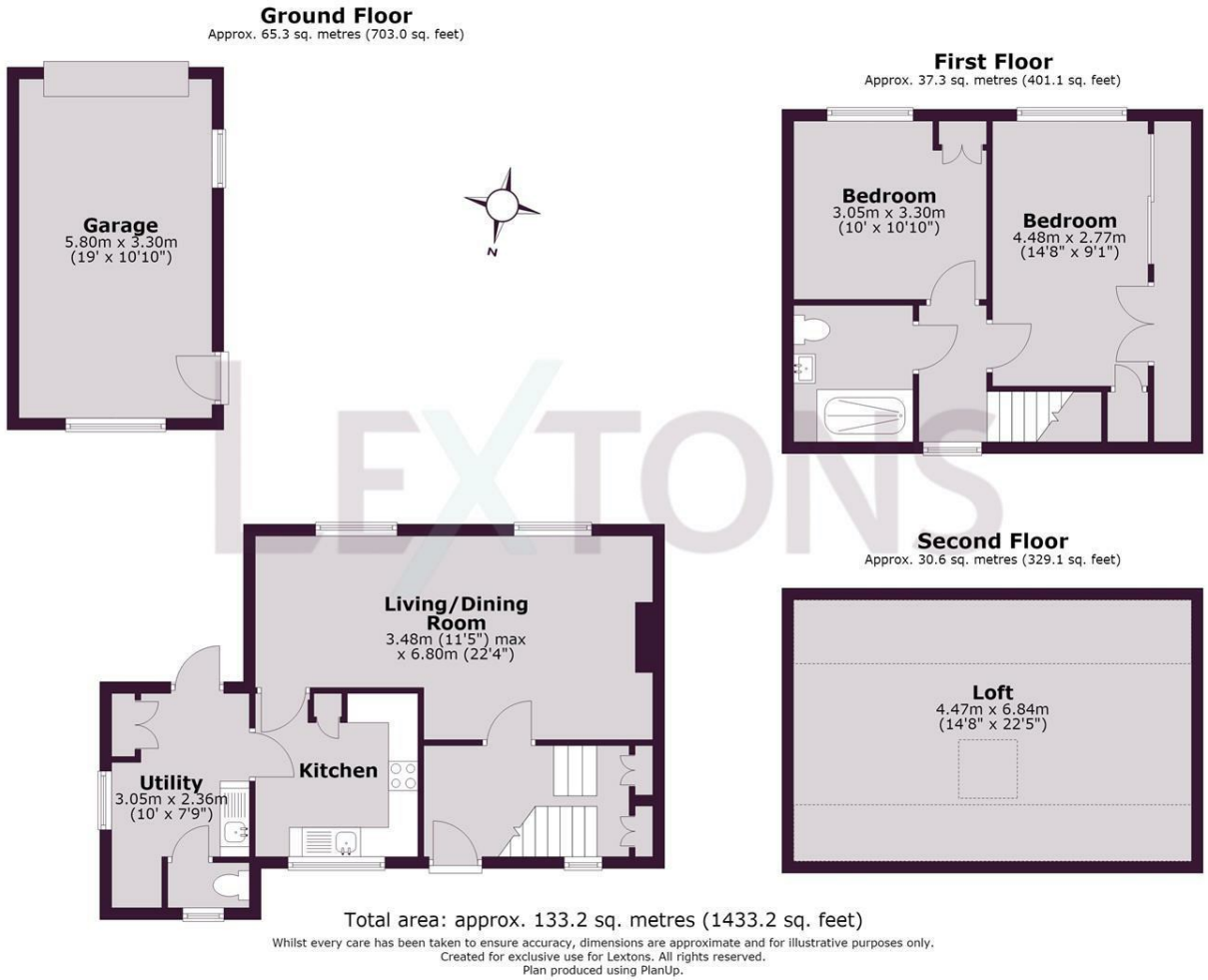
What the owner says:

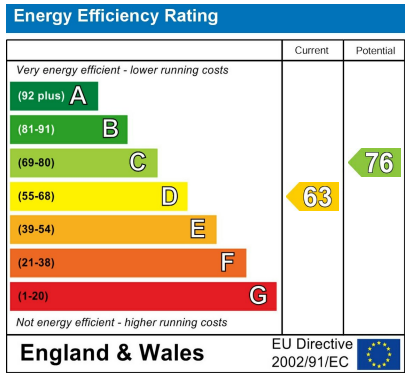
This house has been my Grandparents for just over 70 years. My grandad was a skilled carpenter and most of the alterations were done by him.

He redesigned the garden front and back with family members help. He even built the garage which has a deep covered pit so my dad could work on his cars.

Two generations attended the infant school close by. Coldean has great neighbours, excellent shops, doctors, chemists, a library and a church. I hope the new owners enjoy this wonderful family home as much as we did.

SCAN HERE TO OFFER ON THIS PROPERTY





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