

60, High Street, Brighton, BN41 2LG

Spencer & Leigh

60, High Street,
Brighton, BN41 2LG

Guide Price £295,000 - Freehold

- For Sale By Online Auction
- Modernisation and improvement required
- Unique Detached home with huge scope to improve
- Located in the heart of Portslade Village
- Modern fitted shower room & separate WC
- Buyers must be in a position to exchange upon winning the auction
- Under croft Garage
- South facing rear garden
- No onward chain
- Exclusive to Spencer & Leigh

This substantial detached home requires modernisation and improvement. Located in the heart of historic Portslade Old Village and measures an impressive 1288 sq ft. Interested parties are advised to download the legal pack and read the structural report to familiarise themselves with the required works.

**For Sale Via Spencer & Leigh Online Auction powered by Bamboo Auctions.
Auction end date and time: Friday 20th November 2026 at 12.00 pm

The auction will be exclusively available online via our website, including the legal pack information.

The registration process is extremely simple and free. Please visit the Spencer and Leigh website and click on the 'menu' tab, followed by 'Online Auctions'
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitor's details
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

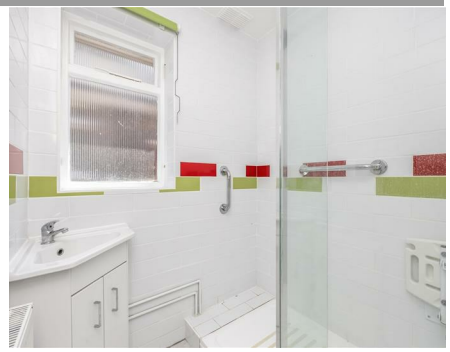
Some Vendors may consider offers prior to the auction. These offers can only be submitted via Spencer and Leigh and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.**



Ideally located a stone's throw from Portslade Old Village with local shops, post office, pubs and hairdressers as well as local shops within Valley Road. Schools and nurseries close by are considered to be very good and the Village Green and award winning Easthill Park are just around the corner. Frequent bus services to and from the City Centre and road networks are a few minutes away.







Entrance

Entrance Hallway

Storage
11'9 x 4'1

Stairs rising to First Floor

Sitting Room
15'8 x 12'1

Dining Room
9'2 x 8'11

Sun Room
15'8 x 5'6

Kitchen
9'11 x 8'10

Bedroom
15'7 x 10'7

Bedroom
10'1 x 9'

Bedroom
8'6 x 5'11

Shower Room
5'11 x 4'11

Separate Cloakroom/WC
5'11 x 3'2

OUTSIDE

Outbuilding
27'9 x 7'4

Rear Garden

Garage
17'3 x 9'1

Property Information
Council Tax Band D: £2,579.44 2026/2027
Conservation Area - Portslade (CA)
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Shared Driveway, Hardstanding and un-restricted on-street parking
Broadband: Standard 15 Mbps, Superfast 80 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

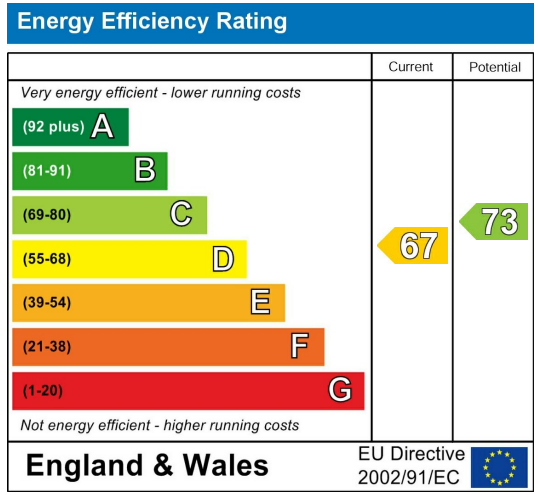








Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

High Street



Ground Floor
Approximate Floor Area
322.05 sq ft
(29.92 sq m)

First Floor
Approximate Floor Area
966.59 sq ft
(89.80 sq m)

Outbuilding
Approximate Floor Area
195.04 sq ft
(18.12 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 119.72 sq m / 1288.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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