

**Spencer  
& Leigh**



**67 Hawkhurst Road, Coldean, Brighton, BN1 9GF**

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Brighton, BN1 9GF

Offers Over £325,000 - Freehold

- Semi detached family home
- Three bedrooms
- 21' dual aspect lounge/dinning room
- Modern fitted kitchen
- Separate utility room
- Terraced rear garden
- No onward chain
- Private parking for several vehicles
- Viewing recommended
- Exclusive to Spencer & Leigh

Set back from the road with elevated views towards Stanmer Park is this semi-detached family home with three bedrooms. This home features a 21' lounge dining room with enough space for sofas, a dining table and chairs. This dual aspect room is bathed in light and has views to the front and overlooks the rear garden at the back. The kitchen is a good size with fitted units. Adjacent to the kitchen is a useful utility room ideal for hiding your appliances and washing. On the first floor are the three bedrooms, along with the family bathroom having a white fitted suite. Outside the rear garden is terraced over two levels, being laid mainly with low-maintenance artificial turf. Parking is provided by a private hardstanding at the front for several vehicles. Other points worthy of mention include double glazing and gas-fired central heating. Exclusive to Spencer & Leigh, viewing highly recommended.



Hawkhurst Road 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/Dining Room  
 22'2 x 11'5  
 Kitchen  
 9' x 8'5  
 Utility Room  
 11'6 x 6'3  
 Stairs rising to First Floor

Bedroom  
 10'9 x 9'10  
 Bedroom  
 10'11 x 8'10  
 Bedroom  
 10'11 x 8'7

Family Bathroom  
 OUTSIDE  
 Rear Garden

Property Information  
 Council Tax Band C: £2,292.84 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Private Driveway and un-restricted on-street parking  
 Broadband: Standard 1 Mbps, Superfast 48 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.


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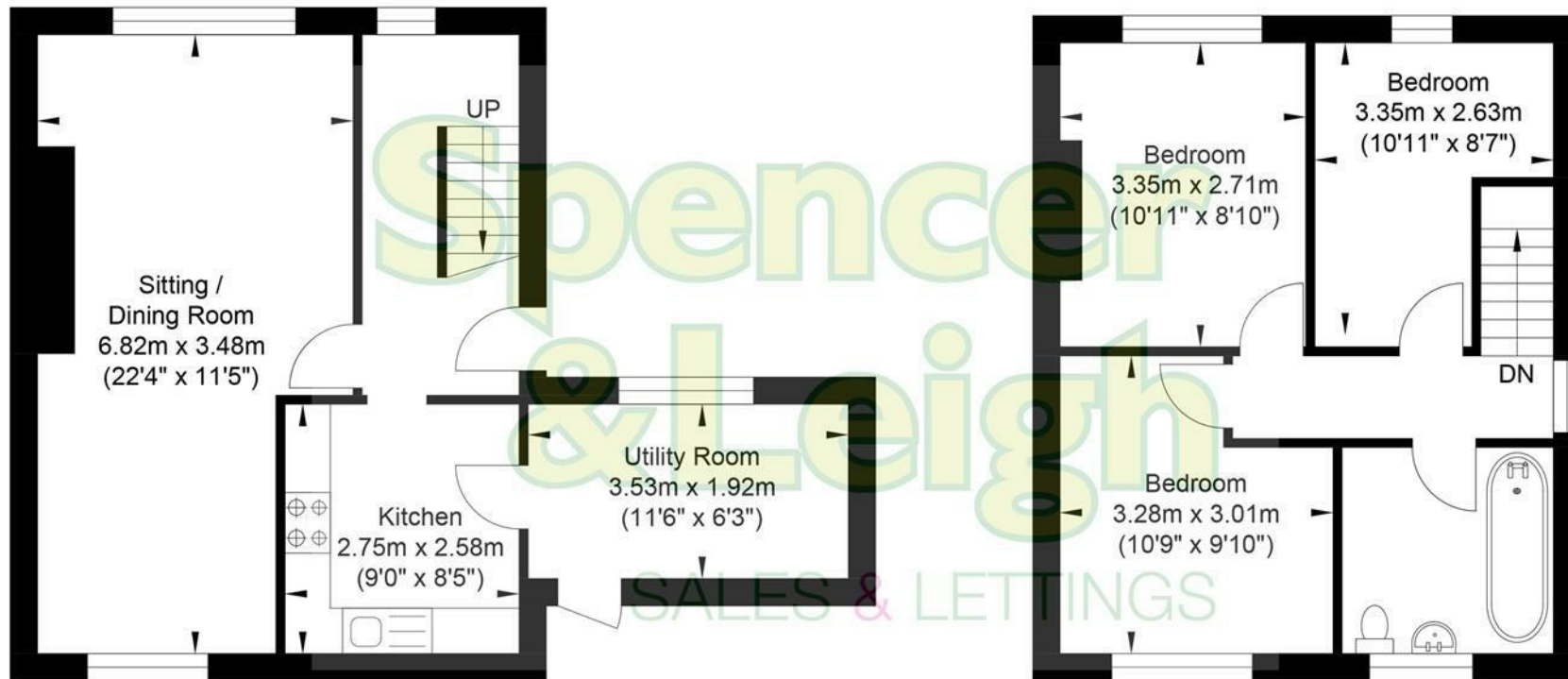
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# Hawkhurst Road



Ground Floor  
Approximate Floor Area  
464.89 sq ft  
(43.19 sq m)



First Floor  
Approximate Floor Area  
394.06 sq ft  
(36.61 sq m)

Approximate Gross Internal Area = 79.8 sq m / 858.95 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.