

Spencer  
& Leigh



8 Highfields, Coldean, Brighton, BN1 9AR

## 8 Highfields, Coldean, Brighton, BN1 9AR

Offers In The Region Of £450,000 - Freehold

- Extended semi detached family home
- Three double bedrooms
- Immaculate condition throughout
- Popular residential location in Coldean Village
- Overlooking open fields with access for dog walks and Downland strolls
- Modern fitted kitchen with separate utility/office space
- Tiered rear garden with clever seating and hidden areas
- Private driveway leading to a shared driveway
- 16' Garage/Workshop with large patio doors
- Internal inspection considered essential

This extended semi-detached family home presents an exceptional opportunity for those seeking a comfortable and spacious living environment. The property is in excellent condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

Boasting three generously sized double bedrooms, this home is perfect for families or those who appreciate ample space. The well-appointed reception room provides a delightful area for relaxation and entertaining, while the modern bathroom with a wider bath and vaulted ceiling caters to all your needs.

One of the standout features of this property is the large workshop/garage, which offers endless possibilities for hobbies or additional storage. The tiered rear garden is a true gem, complete with a hidden sun terrace, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

The front of the property benefits from a driveway, providing convenient off-road parking. Additionally, the home overlooks open fields, enhancing the sense of tranquillity and space. Situated in a quiet cul-de-sac location, this residence offers a peaceful retreat while still being within easy reach of local amenities and transport links.

In summary, this semi-detached house in Highfields is a wonderful family home that combines modern living with a serene setting. With its excellent condition, spacious layout, and delightful outdoor spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



Highfields 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  
 Living Room  
 12'10 x 11'4  
 Kitchen/Dining Room  
 17'10 x 8'8  
 Utility Room  
 8'8 x 8'0  
 Stairs rising to First Floor

Bedroom  
 12'6 x 10'10  
 Bedroom  
 12'3 x 10'10  
 Bedroom  
 10'8 x 10'2

Family Bathroom  
 7'5 x 6'8

**OUTSIDE**

Rear Garden

Garage  
 16'3 x 11'3

**Property Information**

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private driveway, Shared Driveway and restricted on-street parking (Zone B) Zones B and D are not in controlled parking zones, so you don't need a resident parking permit. However, they do become controlled parking zones when matches and events are on at the American Express Community Stadium. Broadband: Standard 27 Mbps and Ultrafast 5500 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](http://www.spencerandleigh.co.uk)



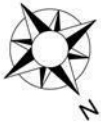
Council:- BHCC  
 Council Tax Band:- C

**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>77</b>
(55-68) <b>D</b>	<b>66</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	



# Highfields



Approximate Gross Internal Area (Excluding Garage) = 95.58 sq m / 1028.81 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.