



83, North Road, Brighton, BN41 2HD

Spencer
& Leigh

83, North Road,
Brighton, BN41 2HD

Price £350,000 - Freehold

- Extended terrace house
- Three first floor bedrooms
- Spacious through lounge-dining room
- Extended kitchen breakfast room
- Modern white shower room WC (former bathroom)
- Off street vehicle parking space
- Split level rear garden with patio and lawn
- UPVC double glazing, gas central heating
- No ongoing chain
- Exclusive to Spencer & Leigh, viewing recommended

Located close to Portslade Old Village is this extended three bedroom family home with no ongoing chain and off street parking. The property is set back from the road and features a spacious through lounge dining room with a feature fireplace as a focal point. There is plenty of space for sofa's and to dine. The kitchen has been extended giving extra space for plenty of wall mounted cupboards, base units and work tops. There is also space for a small table and chairs. From here there is easy access to the split level rear garden with patio space and lawn. Moving upstairs there are three good size bedrooms along with a modern shower room/WC which was the former bathroom. The property features UPVC double glazing and gas central heating from a relatively new boiler. Outside to the front is off road parking with gentle steps rising to the front door. Viewing is highly recommended by the owners exclusive agent Spencer & Leigh.



North Road is a popular residential location having easy access to A27/A23 road networks and benefits from bus routes to the City Centre. Conveniently a parade of shops are located within walking distance as is Easthill Park and Portslade Village. Also close by are what are to be considered good schools catering for all ages.



Entrance

Entrance Hallway

Living/Dining Room
22'8 x 13'9

Kitchen
11'10 x 10'10

Stairs rising to First Floor

Bedroom
11'10 x 11'6

Bedroom
10'6 x 7'7

Bedroom
8'2 x 5'11

Family Shower Room/WC
5'11 x 5'3

OUTSIDE

Rear Garden

Property Information

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

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

Parking: Private driveway and un-restricted on-street parking

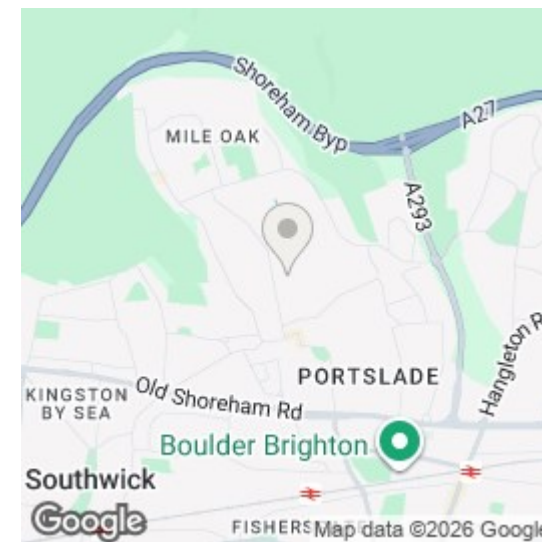
Broadband: Standard 7 Mbps, Superfast 42 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)

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.

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w: 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) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



North Road



Ground Floor
Approximate Floor Area
446.91 sq ft
(41.52 sq m)

First Floor
Approximate Floor Area
358.44 sq ft
(33.30 sq m)



Approximate Gross Internal Area = 74.82 sq m / 805.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.