

Spencer
& Leigh



10, Selham Close, Coldean, Brighton BN1 9EH

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Price £350,000 - Freehold

- Attractive family home
- Three good sized bedrooms
- Impressive extended kitchen/breakfast room
- Lounge with open fire place
- Separate dining room
- Modern bathroom & separate cloak room
- Secluded rear garden
- Pleasant outlook and views
- Garage
- Popular location

Situated opposite a green with beautiful views over a nearby playing field, this attractive three bedroom family home is certainly one to be viewed! You cannot fail to be impressed by the extended kitchen/breakfast room which offers a fantastic space to entertain and acts as a social hub. This property has the benefit of two separate reception rooms, one being the lounge with its very own open fire place and view of the garden, the other being a versatile dining room/study. Unusually, all three of the bedrooms are double rooms and are situated on the first floor along with a modern bathroom and separate cloak room. There is a secluded rear garden which has a south easterly aspect and a useful garage offering space to park a car or additional storage. The interior of this home is considered excellent throughout and mod cons including double glazed windows and gas fired central heating are in situ. Coldean itself boasts a popular primary school, a regular bus service to the City Centre, a nearby library and local shops.



Selham Close boasts a convenient parade of shops near by and a regular bus service to the City Centre and local universities. The location is particularly popular with families. Coldean Primary school along with its library and other amenities are easily accessible being a short walk away.



Entrance Hallway

Living Room
12'10 x 11'4

Kitchen
17'9 x 16'6

Dining Room
9'10 x 8'8

Utility Room
9'3 x 5'7

Stairs leading to first floor

Landing

Bedroom
14'8 x 11'0

Bedroom
11'7 x 8'7

Bedroom
11'7 x 9'5

Bathroom

WC

Rear Garden

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



Starting out at Spencer & Leigh
108 Old London Road, Patcham

Turn right onto London Road/A23

At the roundabout, take the 3rd exit
Go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27
ramp to Lewes/Newhaven

Merge onto A27

Take the exit toward Hollingbury

At the roundabout, take the 1st exit onto Coldean
Lane

Turn right onto Hawkhurst Road

Turn right onto Rusper Road

Turn right onto Selham Drive

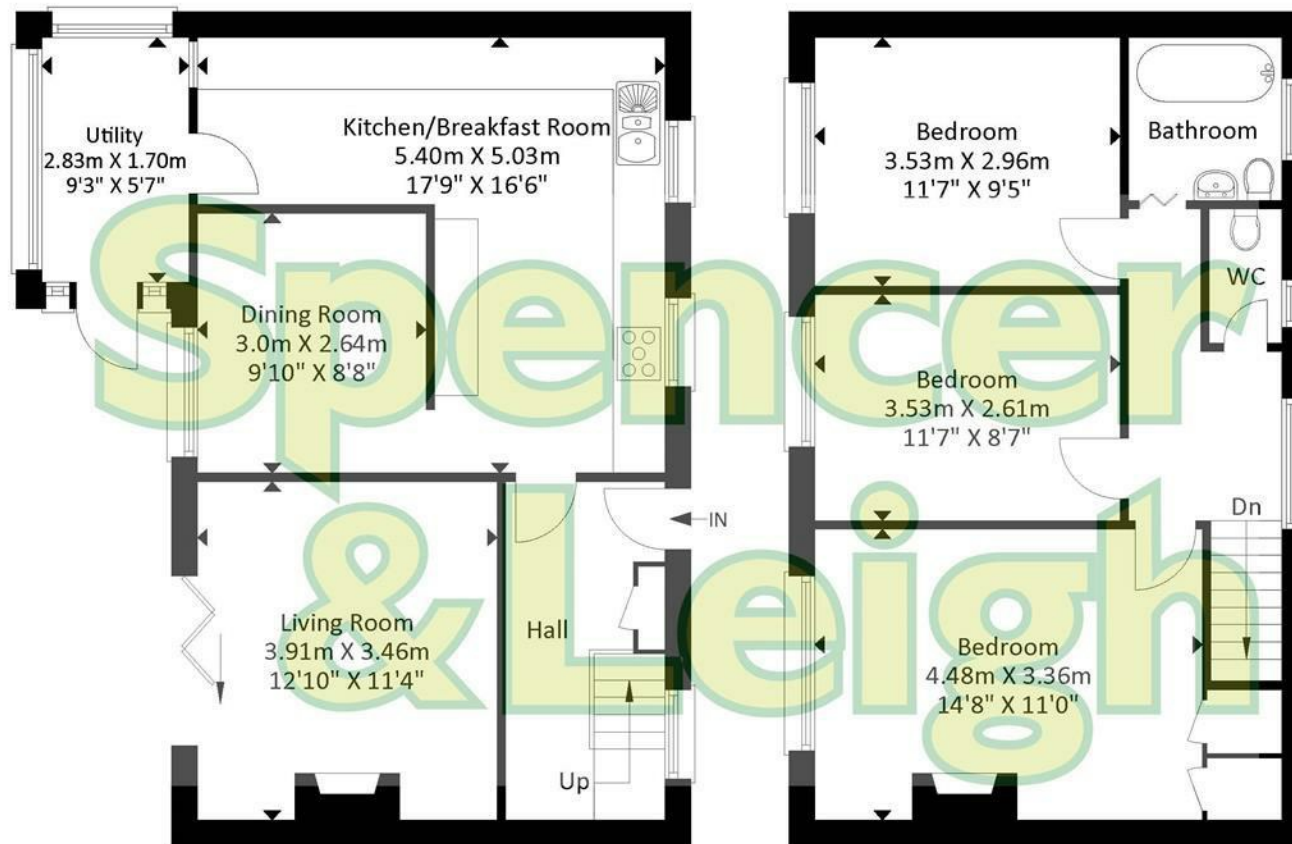
Turn right onto Selham Close

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(57-68) D	65		(55-68) D		
(45-54) E			(39-54) E		
(31-44) F			(21-38) F		
(1-30) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor
Approximate Floor Area
580.17 sq ft
(53.90 sq m)



First Floor
Approximate Floor Area
525.27 sq ft
(48.80 sq m)

Approximate Gross Internal Area = 102.70 sq m / 1105.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.