

Spencer
& Leigh



43, Hornby Road, Brighton BN2 4JL

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Price £299,950 - Freehold

- Semi detached family home
- Two/Three bedrooms
- Dual aspect lounge
- Good size kitchen/dining room
- Modern fitted kitchen
- Modern wetroom (former bathroom)
- Separate cloakroom
- No ongoing chain
- Double glazing & gas central heating
- Exclusive to Spencer & Leigh

Situated on a large corner plot and surrounded by green open space is this semi detached family home with no ongoing chain. The property is well presented with UPVC double glazing, gas fired central heating and a modern boiler. If you are looking for a home which can grow with you, then extension to the side could well be a possibility, subject to the necessary consents. The property features a bright dual aspect lounge with a good size kitchen/dining room fitted with modern units. On the first floor there are two double bedrooms with an occasional room connected to one. Outside there is a gently sloping garden to the rear and side, having the added advantage of a brick built outside cloakroom and store room with UPVC double glazed doors and windows. Viewing is highly recommended by the owners sole agent, Spencer & Leigh.



Hornby Road is set in a quiet location close to Downland with views over the City. There are local shops and amenities nearby along with access to travel networks by bus and rail in and out of the city.



Entrance hall

Living room
12'11 x 11'9

Kitchen
9'5 x 9'3

Dining room
9'5 x 8'5

Stairs rising to first floor

First floor landing

Bedroom
10'2 x 9'9

Bedroom
9'11 x 8'3

Occasional room
9'11 x 9'5

Bathroom

Separate WC

OUTSIDE

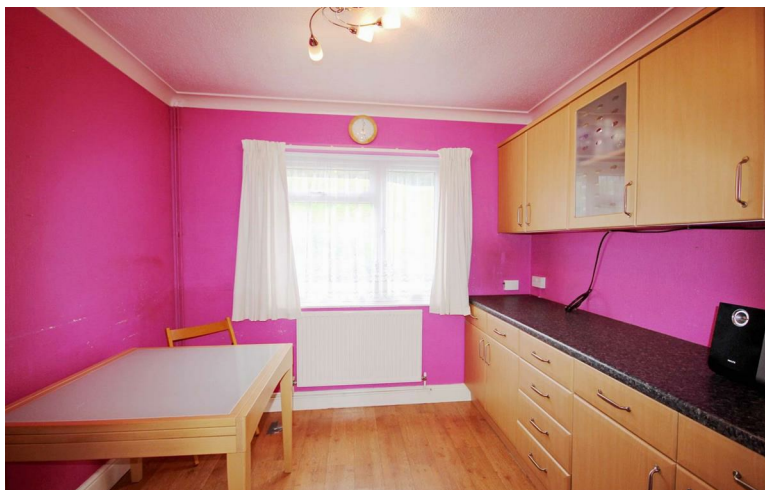
Front garden

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



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

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 Lewes Road/A270

Turn left toward The Avenue

Continue onto The Avenue

Continue straight to stay on The Avenue

Continue straight onto Upper Bevendean Avenue

Continue onto Heath Hill Avenue

Turn right onto Auckland Drive

Turn left onto Hornby Road

Arrive: Hornby Road, Brighton BN2 4JL

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		82
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
APPROX. FLOOR
AREA 36.4 SQ.M.
(392 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.8 SQ.M. (783 SQ.FT.)

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