



21, Broadfields, Brighton, BN2 4QF

**Spencer  
& Leigh**

21, Broadfields,  
Brighton, BN2 4QF

Price £299,950 - Freehold

- Three bedroom home
- Deceptive accomadation
- 16' Living room with patio doors
- 11' Kitchen/breakfast room
- Requiring some modernisation
- Good location being close to Universities'
- G/f cloakroom & f/f bathroom
- Low maintenance rear patio garden
- Vendor suited
- Internal inspection recommended

Positioned in this cul-de-sac location is this deceptive three bedroom home. The property has been enjoyed by our vendor from new however now she has decided to downsize. The ground floor accommodation has a 17' entrance hallway with storage, a 16' living room with patio doors onto the garden, an 11' kitchen/breakfast room and a ground floor cloakroom. The first floor has three good size bedrooms and a family bathroom. Whilst requiring some modernisation the property offers decent size accommodation. Outside the rear patio has gated access. The location is considered to be very good having easy access to the Universities and local road networks in and out of the City.



On the outskirts of Brighton & Hove this property offers easy access to the universities, Moulscomb Leisure Centre and the South Downs. Travel networks in and out of the city are also easily available with bus stops located on either Moulscomb Way or Lewes Road. Pavilion Retail Park is located just over a mile away towards Brighton with popular shops including Aldi, Costa & B&Q.



Entrance hallway

Living room  
16'11 x 11'2

Kitchen/Breakfast room  
11'2 x 9'4

Downstairs cloakroom

Stairs rising to

First floor landing

Bedroom  
17'5 x 7'7

Bedroom  
11'2 x 10'10

Bedroom  
11'2 x 7'10

Bathroom  
6'6 x 6'3

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](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
108 Old London Road, Brighton BN1 8YA

Head north-west on Old London Road towards 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 slip road to  
Lewes/Newhaven

Merge onto A27

Take the exit towards Hollingbury

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

Turn right onto Lewes Rd/A270

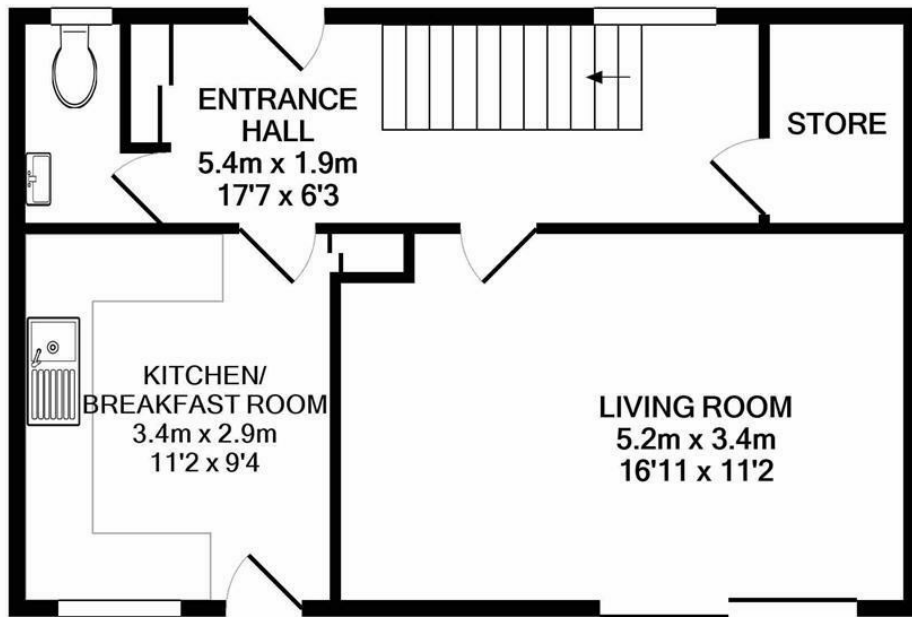
Turn left onto Moulsecroomb Way

Turn right onto Broadfields

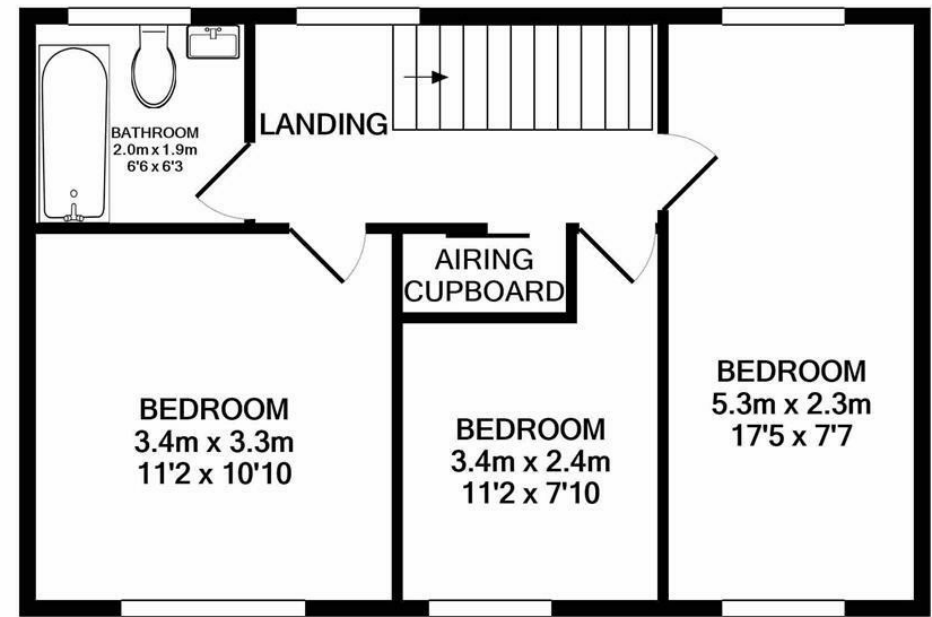
Council:- Brighton & Hove City Council  
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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& Leigh**



GROUND FLOOR  
APPROX. FLOOR  
AREA 42.5 SQ.M.  
(457 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 42.5 SQ.M.  
(457 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 84.9 SQ.M. (914 SQ.FT.)**

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