



9, Monk Close, Brighton, BN1 9AH

**Spencer
& Leigh**

9, Monk Close,
Brighton, BN1 9AH

Guide Price £300,000 - Freehold

- Spacious two bedroom house
- 14' lounge with dual aspect and doors to rear garden
- Fitted kitchen with open plan dining room
- Useful utility room
- Extended family bathroom
- Well presented throughout
- Paved patio & lawn rear garden
- Private driveway providing off road parking
- GCH & double glazed windows
- No onward chain

GUIDE PRICE £300,000-£325,000

This two double bedroom mid-terraced family home situated within this small quite close, in the highly sought after Coldean Village area of Brighton. The well presented interior features a lounge with direct access to the rear garden, a fitted kitchen along with an open plan dining room, a utility room with appliance space and a larger than usual family bathroom. There is also a larger than normal user friendly rear garden and a private driveway guaranteeing an off road parking space. The property is offered for sale with no ongoing chain. Coldean itself is a popular residential area with its very own Primary school, selection of local shops and a regular bus service to the city centre.



Monk Close 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.



Porch
 Entrance hall
 Living room
 14'10 x 10'
 Kitchen
 11'9 x 8'2
 Dining area
 6'9 x 6'7
 Utility room
 14'10 x 5'
 Stairs rising to
 First floor landing
 Bedroom
 14'10 x 10'
 Bedroom
 13'10 x 8'11
 Bathroom
 10'8 x 5'10
 OUTSIDE
 Private hardstanding
 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, 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 Forest Road
 Turn right onto Rushlake Road
 Turn right onto Monk Close

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
 APPROX. FLOOR
 AREA 38.8 SQ.M.
 (418 SQ.FT.)

1ST FLOOR
 APPROX. FLOOR
 AREA 36.7 SQ.M.
 (395 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.5 SQ.M. (813 SQ.FT.)

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