



5, Friar Close, Brighton, BN1 6NR

Spencer
& Leigh

5, Friar Close,
Brighton, BN1 6NR

Offers In Excess Of £950,000 - Freehold

- Detached family home
- Beautifully secluded location
- Five good size bedrooms
- 20' Living room & 14' Separate dining room
- Spacious kitchen/breakfast room & utility room
- Ground floor study
- G/f cloakroom & Two f/f bathrooms
- Mature rear garden
- Private drive leading to double garage
- No onward chain

GUIDE PRICE £950,000-£985,000

This hidden gem occupies a secluded position in the sought after Surrenden district. The well maintained family home is far larger than it looks, having a versatile arrangement of rooms resulting in a flexible living area. On the ground floor, there is a spacious 20' lounge with a triple aspect, a separate dining room, a study and a good size kitchen/breakfast room extending into a utility room. The first floor is home to the five bedrooms and two bathrooms. The rear garden has two useable lawn tiers and provides a quiet area to relax or entertain family and friends. There is plenty of off road parking provided by the private driveway that leads to a large double garage with twin doors. Friar Close itself maintains a friendly local community and is ideally situated falling into the catchment area of popular local schools. Conveniently Preston Park mainline railway station, various amenities and green open spaces are within walking distance.



Friar Close is situated in an extremely desirable location within the Surrenden district. Popular schools are within walking distance and a main line railway station along with ample green space can be found at Preston Park. Trendy Fiveways with its shops, restaurants and bars is only a short walk away.



Entrance hallway

Living room
20'2 x 13'4

Kitchen
13'1 x 12'5

Utility room
7'10 x 7'4

Study room
10'7 x 7'8

Dining room
14'5 x 10'9

Cloakroom

Stairs rising to

First floor landing

Bedroom
15'2 x 12'5

En suite

Bedroom
14'4 x 9'6

Bedroom
13'4 x 10'2

Bedroom
9'11 x 9'6

Bedroom
9'10 x 8'11

Bathroom

OUTSIDE

Garage
18'3 x 17'3

Off road parking

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, Brighton, BN1 8YA

Head south-east on Old London Road towards
Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

Continue onto Patchdean

Turn left onto Carden Avenue

Turn right onto Braybon Avenue

Turn left onto Surrenden Road

Turn right onto Friar Road

Turn left onto Friar Close

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(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	

Spencer & Leigh

Friar Close



Ground Floor
Approximate Floor Area
1143.02 sq ft
(106.19 sq m)

First Floor
Approximate Floor Area
865.63 sq ft
(80.42 sq m)

Approximate Gross Internal Area = 186.61 sq m / 2008.65 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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