



6 Larkfield Way, Brighton, BN1 8EF

**Spencer
& Leigh**

6 Larkfield Way,
Brighton, BN1 8EF

Offers In Excess Of £475,000 - Freehold

- Attractive semi detached bungalow
- Two good size bedrooms
- Extension to the rear
- 11' Living room
- Beautiful bathroom suite
- Manicured rear garden
- Potential to further extend, STNC
- Popular residential location
- Shared driveway & garage
- Exclusive to Spencer & Leigh

LOCATION, LOCATION, LOCATION! Being situated in one of Patchams most popular roads and boasting versatile accommodation in addition to a beautiful lawn rear garden and a rear extension. Internally, there is a pleasant lounge/dining room that is set on a split level with doors onto the delightful patio area. There are two double bedrooms, a good size kitchen and a beautiful fitted bathroom suite. Off road parking is provided by a shared driveway and a garage. Getting around is made easy by a regular bus service to the city and commuter links to both Brighton and London. A variety of shops are locally situated in nearby Fiveways, Patcham or Hollingbury.



Larkfield Way is ideally situated for all amenities including local shops and supermarkets including M&S food and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance hallway

Living room
11'11 x 8'2

Dining room
12'10 x 10'11

Kitchen
15'1 x 7'9

Bedroom
12'9 x 11'10

Bedroom
12'9 x 10'11

Bathroom

OUTSIDE

Rear garden

Garage

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, BN1 8YA

Head southeast on Old London Road toward 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 Woodbourne Avenue

Turn right onto Beechwood Avenue

Turn left onto Larkfield Way

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Larkfield, Brighton, East Sussex, BN1

Approximate Gross Internal Area = 843 sq ft / 78.3 sq m

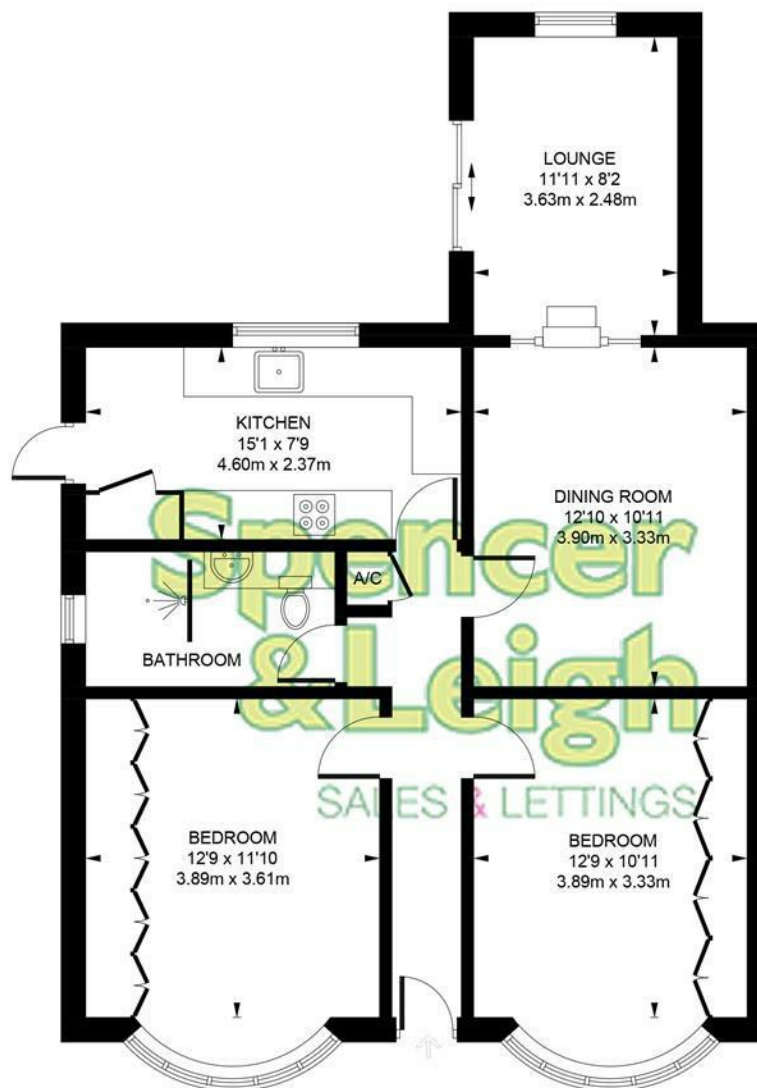


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID715676)