

Spencer
& Leigh



66 Beatty Avenue, Coldean Village, Brighton, BN1 9EP

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Brighton, BN1 9EP

Guide Price £475,000 - £500,000 Freehold

- Semi detached home set on a corner plot
- Four good size first floor bedrooms
- Immaculate condition throughout
- 18' Modern fitted kitchen and separate utility room
- Beautiful four piece bathroom suite
- Ample parking provided by two private hardstanding's
- Useful garden store and remainder of garage provide excellent storage space
- Garden that wraps around the property with lawn and decked areas
- No onward chain
- Viewing is highly recommended

GUIDE PRICE £475,000 to £500,000

This delightful house presents an excellent opportunity for families or those seeking a spacious home. The property boasts four generously sized bedrooms located on the first floor, providing ample space for relaxation and privacy. The immaculate condition throughout the house ensures that it is ready for you to move in without the need for any immediate renovations.

As you approach the property, you will notice the convenient hardstanding at the front and side, which offers parking for several vehicles or even a caravan, making it ideal for those with a love for travel or families needing parking for multiple vehicles. Situated on a corner plot, the house benefits from a garden that wraps around the property, featuring both lush lawn areas and inviting decked spaces, perfect for outdoor entertaining or enjoying a quiet moment in the sun.

With no onward chain, this home is ready for a swift and smooth transition, allowing you to settle in without delay. Whether you are looking to enjoy the vibrant lifestyle that Brighton has to offer or simply seeking a peaceful retreat, this property is a wonderful choice. Don't miss the chance to make this lovely house your new home.



Beatty Avenue boasts a convenient parade of shops 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 including local shops, a pharmacy and doctors surgery are all easily accessible. Coldean also benefits from unrestricted 'on road' parking apart from days when the Amex stadium is in use: for these occasions the council issues a free permit per household.



Entrance
Entrance Hallway
Living Room
12'10 x 11'5
Dining Room
9' x 8'8
Kitchen
18'11 x 8'10
Utility Room
8'4 x 5'11
G/f Cloakroom/WC
Stairs rising to First Floor
Bedroom
17'10 x 11'1
Bedroom
13'10 x 10'1
Bedroom
11'8 x 8'8
Bedroom
10'9 x 8'8
Family Bathroom
7'5 x 6'7
OUTSIDE
Rear Garden
Garage
10'5 x 8'2
Garden Store
13' x 6'5
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private vehicle hardstanding at front and side and restricted on-street parking (Zone B) Zones B and D are not in controlled parking zones, so you don't need a resident parking permit. However, they do become controlled parking zones when matches and events are on at the American Express Community Stadium. and un-restricted on-street parking
Broadband: Standard 2 Mbps, Superfast 55 Mbps. Ultrafast 5500 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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.

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Council:- BHCC
Council Tax Band:- C

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



Beatty Avenue

