



## 8 SPEARS WALK BRIGHTON, BN2 6PN

£400,000  
FREEHOLD

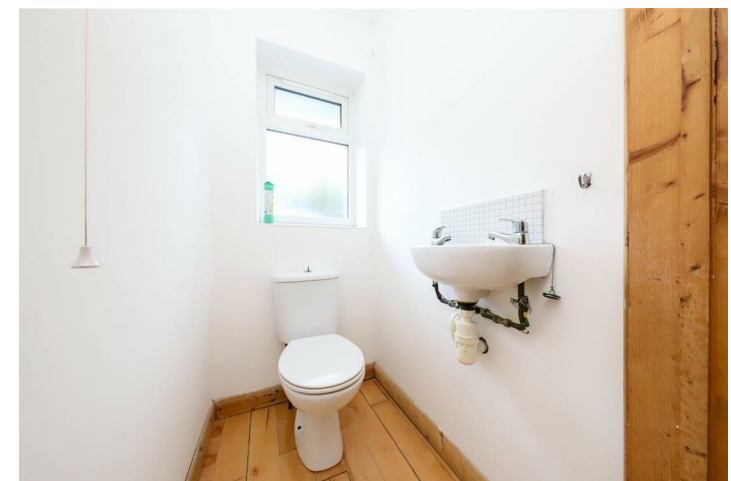
Superb semi-detached house with south facing garden. This fantastic family home benefits from bright and spacious accommodation comprising; three bedrooms, family bathroom, cloakroom, kitchen and south facing lounge diner with doors into the conservatory. There is off street parking for multiple vehicles to the front and a delightful garden to the rear. The property further benefits from no onward chain.

This quiet cul-de-sac is situated in a popular location close to local shops and amenities along with regular buses providing access to the City Centre and surrounding areas. There are highly regarded schools in the area an easy access to The South Downs.

**Nicholas  
James**

SALES LETTINGS AUCTIONS

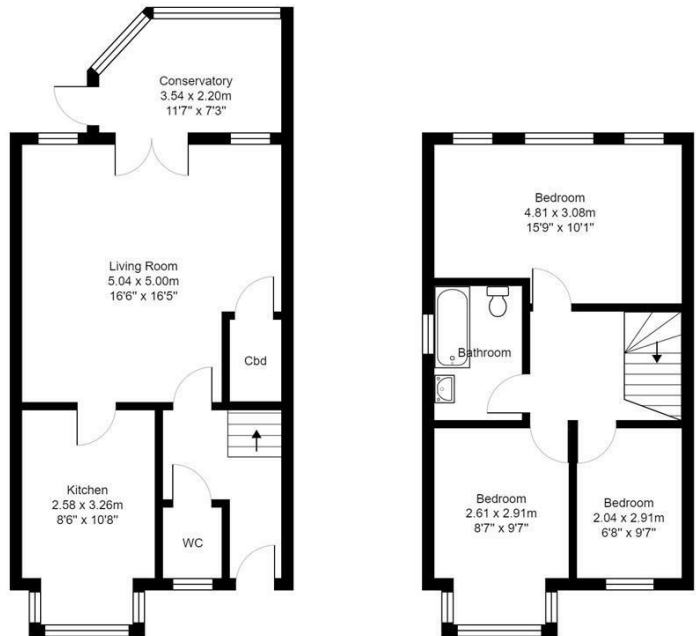












Spears Walk, Woodingdean

Total Area: 88.2 m<sup>2</sup> ... 950 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**  
SALES LETTINGS AUCTIONS