



9 SPEARS WALK BRIGHTON, BN2 6PN

£1,800

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.

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







Total Area: 92.8 m² ... 999 ft²

All measurements are approximate and for display purposes only.



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

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 Lettings
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