

**Spencer  
& Leigh**



**1 Dale Crescent, Patcham, Brighton, BN1 8NT**



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Brighton, BN1 8NT

O.I.R.O £550,000 - Freehold

- Imposing 1930's semi detached home
- Three good size bedrooms
- Balcony with far reaching views
- Well presented throughout
- 13' Bay fronted sitting room
- G/f shower room & F/f family bathroom
- Private driveway & garage
- No onward chain
- Wrap around garden
- Potential to extend further, STNC

OPEN DAY - WEDNESDAY 27TH MAY. Occupying a prominent corner plot is this spacious extended family home. Our vendors have enjoyed this large home for many years, and the versatile space it offers, and this home will be offered with no onward chain, once the existing tenants vacate. The property can easily be described as a 'Tardis', having the benefit of large room proportions and lots of them, making this an ideal space for a growing family. The accommodation in brief features an open plan living area that flows nicely into the kitchen with the added benefit of a utility area and ground floor shower room. At the first level, there are three good-sized bedrooms, a family bathroom with a stunning claw-foot bath and the added bonus of a balcony. Outside the beautiful garden wraps around the property and benefits from a southerly and westerly aspect with a variety of shrubs, trees and mature fruit trees including fig, pear, apple and grape. Parking is provided by a gated private driveway that leads to a garage. Additional storage is provided by an underfloor cellar. Internal inspection is considered essential to appreciate this wonderful home! Local schools and shops within Patcham can be easily accessed nearby.



Dale Crescent is ideally situated in the heart of Patcham to take advantage of the amenities in the nearby Old Village and larger stores such as Asda, M&S, Pets at Home and Matalan in Carden Avenue. There are various schools within Patcham catering for all ages along with easy access to transport links to both Brighton and London.



Entrance  
 Entrance Hallway  
 Sitting Room  
 13'8 x 11'5  
 Dining Room  
 11'5 x 10'11  
 Kitchen  
 15'0 x 13'1  
 Utility Room  
 10'3 x 4'11  
 G/F Shower Room/WC  
 7'1 x 5'0  
 Stairs rising to First Floor

Bedroom  
 11'6 x 11'4  
 Bedroom  
 13'10 x 10'11

Family Bathroom  
 7'9 x 6'5

Bedroom  
 13'0 x 7'11

Balcony

OUTSIDE

Garage  
 17'1 x 14'9

Cellar  
 11'2 x 5'2

Rear Garden

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on-street parking

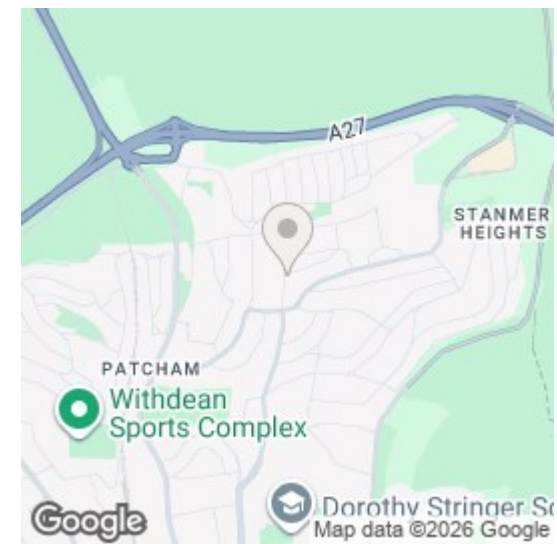
Broadband: Standard 13 Mbps, Superfast 80 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)

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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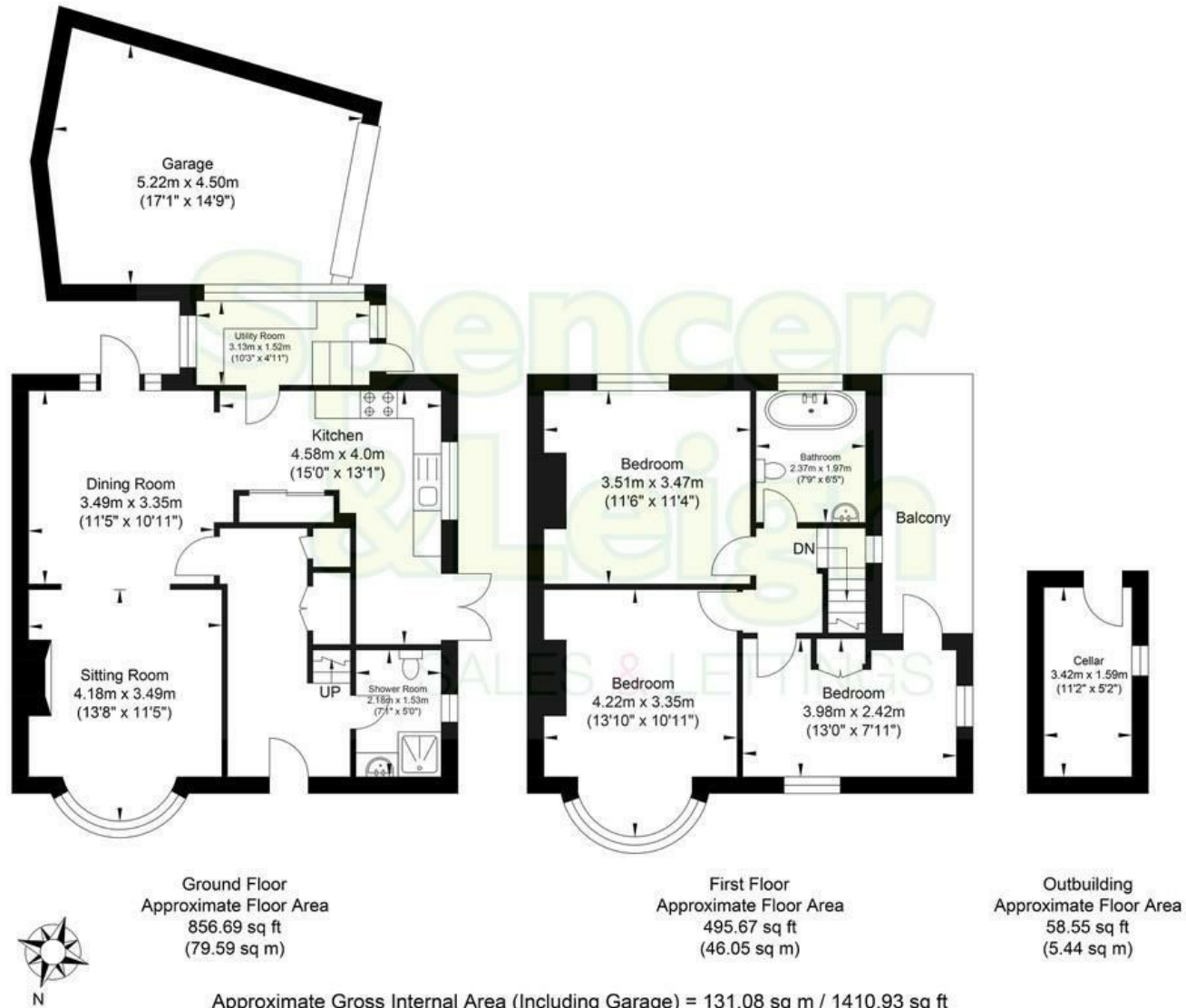
Council:- BHCC  
 Council Tax Band:- E

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Dale Crescent



Approximate Gross Internal Area (Including Garage) = 131.08 sq m / 1410.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.