

**Spencer
& Leigh**

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01273 565566
FOR SALE

3 Bevendean Crescent, Bevendean, Brighton, BN2 4RB

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Guide Price £500,000 - £525,000 Freehold

- Statuesque four bedroom semi-detached house
- A much loved family home on the open market for the first time in 20 years
- Wealth of original features
- Neutral decor throughout
- Private drive & front garden
- Large, mature rear garden with patio, lawns, hardstanding & rear access gate
- Far-reaching views & easy access to the South Downs
- Close to local amenities
- Ideal family home or investment opportunity with no onward chain
- Early viewing recommended

** GUIDE PRICE £500,000 to £525,000**

This impressive semi-detached house offers remarkable opportunity for those seeking spacious, well-proportioned, well-appointed accommodation which has retained a wealth of original features and character.

Boasting four bedrooms, a well appointed west-facing lounge with cast iron fireplace, adjacent dining room, and further home office / garden room / bedroom 5, the property is larger than many others in the area and has to be seen to be appreciated.

It is set-back in an elevated position behind a small green, commanding far-reaching views to the West, with front drive offering space for two cars and a front lawn with mature hedging.

With its prime location in Brighton, this fabulous house boasts easy access to local amenities, schools and transport links, and is a rare find, offering space, character and investment potential.



A spacious, bright semi-detached family home with large rear garden, set in an elevated position with access to the South Downs. Built in 1929 the house offers a wealth of original features, off-road parking, local PO / shop, bus and rail links in and out of the city.



Entrance
 Entrance Hallway
 Living Room
 15'3 x 10'8
 Dining Room
 12'10 x 10'9
 Reception Room/Bedroom
 11'10 x 8'2
 En-suite Cloakroom/WC
 Kitchen
 13'9 x 7'10
 Stairs rising to First Floor
 Bedroom
 14'3 x 10'10
 Bedroom
 12'11 x 12'9
 Bedroom
 7'11 x 7'4
 Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 15'1 x 13'1
 Cloakroom
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Electric, Mains Gas, Mains water and sewerage
 Parking: Garage, Shared Driveway, Hardstanding and un-restricted on street parking
 Broadband: Standard 4 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



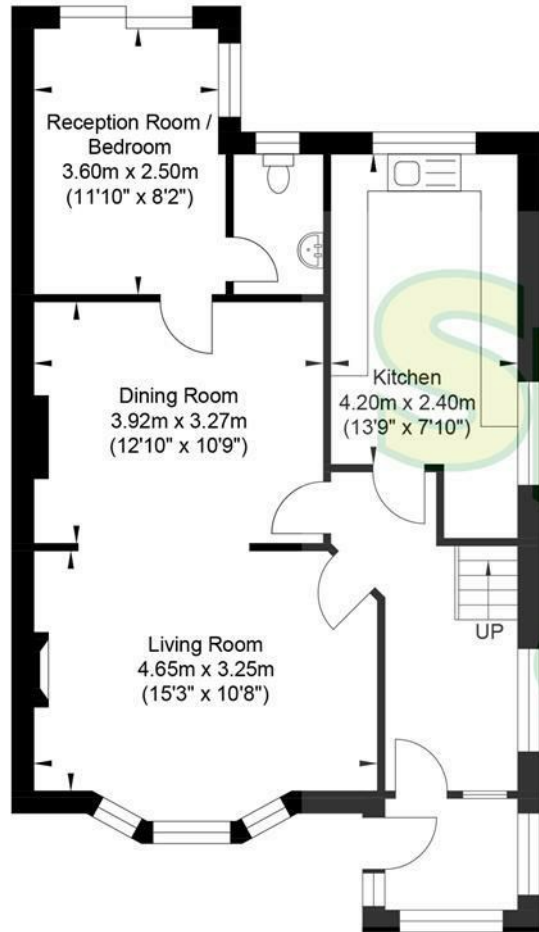
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

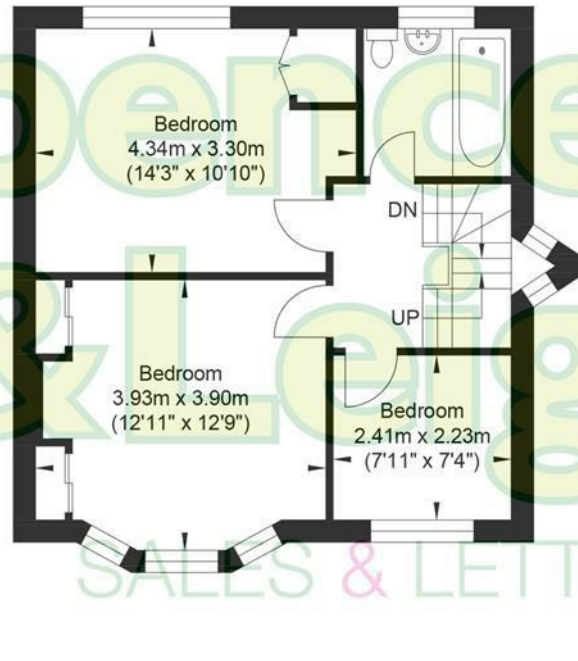
| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



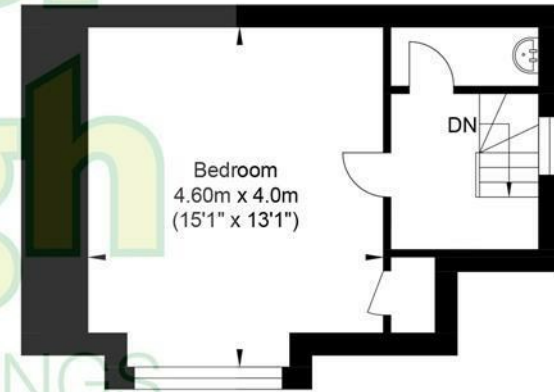
Bevendean Crescent



Ground Floor
Approximate Floor Area
693.19 sq ft
(64.40 sq m)



First Floor
Approximate Floor Area
472.21 sq ft
(43.87 sq m)



Second Floor
Approximate Floor Area
292.45 sq ft
(27.17 sq m)



Approximate Gross Internal Area = 135.44 sq m / 1457.85 sq ft

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