

Spencer
& Leigh



10, Crest Way, Brighton, BN41 2EY



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Brighton, BN41 2EY

Guide Price £400,000 - Freehold

- Semi detached home
- Three bedrooms
- Well presented throughout
- 26' Lounge/dining room
- Modern fitted kitchen
- Family bathroom & En suite to master
- Westerly facing rear garden with wall boundary
- Private driveway & Garage
- Views over open fields towards the sea
- Exclusive to Spencer & Leigh

GUIDE PRICE £400,000 to £425,000

BEAUTIFULLY PRESENTED! This lovely semi detached home has benefited from much love over the recent years by our vendor. The impressive ground floor accommodation features an open plan lounge/dining room, a modern fitted kitchen with ample cupboard space, and a downstairs cloakroom. In our opinion there is scope to convert the garage into another room if an office space or further bedroom is required. At the first floor level you will find three good size bedrooms with views over open fields to the sea. The master bedroom has an en-suite shower room with a modern fitted suite. Outside, the garden benefits from a westerly aspect and an enclosed wall boundary, our vendors tell us this wall dates back to the 1800's and formed part of the original hospital. Parking is provided at the front by a block paved hard-standing for several vehicles that leads to the garage. Viewing is highly recommended to appreciate this stunning home!

COUNCIL TAX BAND: D



Crest Way is a lovely residential area near Foredown Tower with local schools near by and supermarkets Sainsbury's & Tesco's a few minutes by car. Easy access to all major routes into and out of the city and frequent buses from Fox Way. Golf courses and sports centres are also close by.

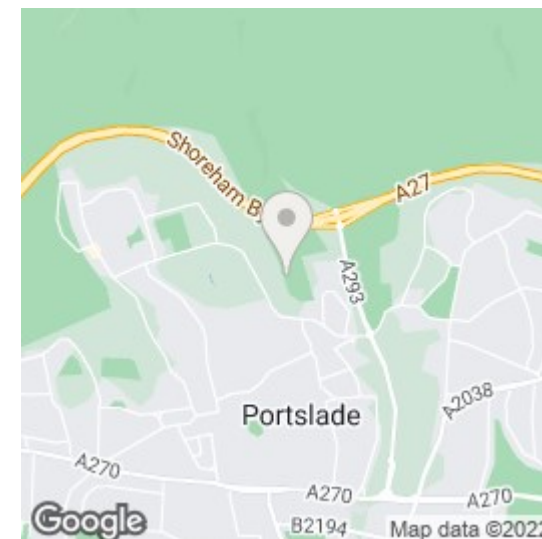


Entrance
 Entrance Hallway
 Living/Dining Room
 26'1 x 10'8
 Kitchen
 13'7 x 10'3
 Bedroom
 14'5 x 11'3
 En-Suite
 Bedroom
 9'6 x 9'1
 Bedroom
 11'6 x 10'0
 Bathroom
 OUTSIDE
 Rear Garden
 Garage
 16'4 x 8'1
 Views

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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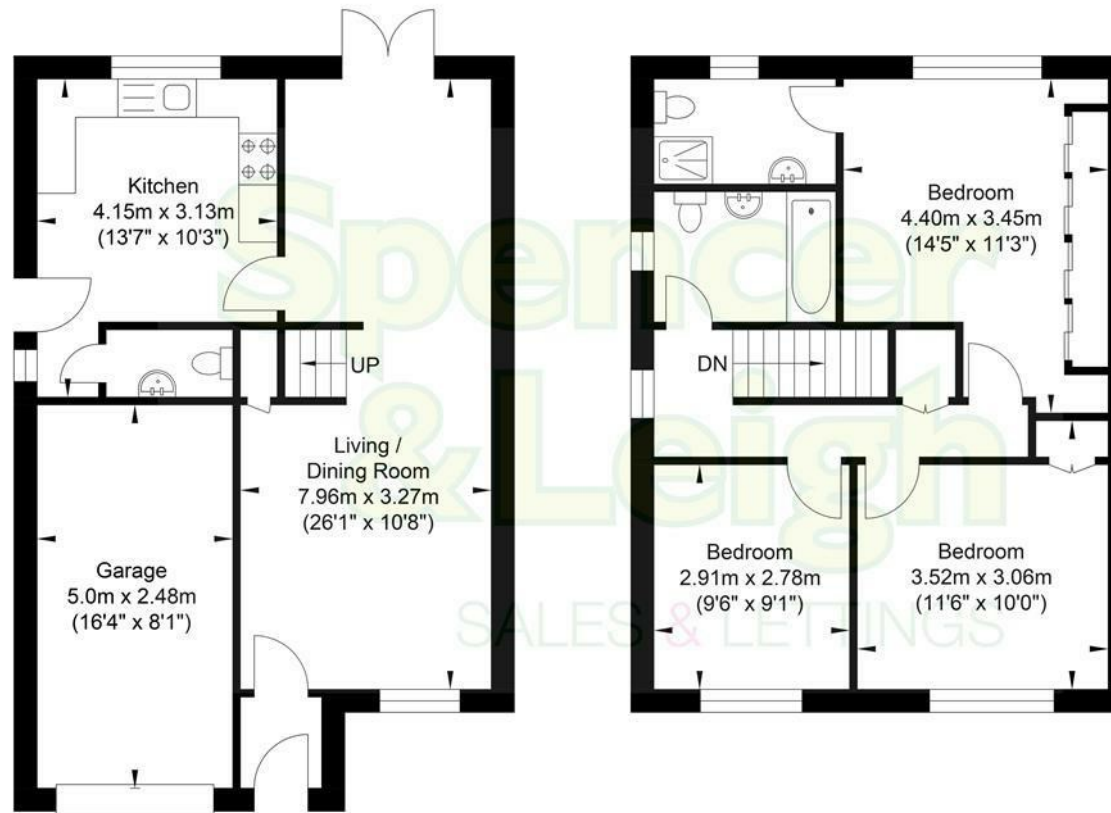
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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 

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Crest Way, Portslade



Ground Floor
Approximate Floor Area
558.75 sq ft
(51.91 sq m)

First Floor
Approximate Floor Area
507.19 sq ft
(47.12 sq m)

Approximate Gross Internal Area = 99.03 sq m / 1065.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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