

Spencer  
& Leigh



47 The Crestway, Brighton, BN1 7BX

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Price £360,000 - Freehold

- Mid-terraced family home
- Three bedrooms
- Living room & dining room
- Fitted kitchen
- White bathroom suite
- GCH & DG
- Beautiful distant views
- Popular Hollingdean location
- Good size rear garden with sunny aspect
- Exclusive to Spencer and Leigh

Situated in the popular Hollingdean area of Brighton is this three bedroom mid-terraced family home being set back from the road with beautiful distant views. On the ground floor is a spacious living room, separate dining room both overlooking the rear garden and a fitted kitchen with space for all the usual appliances. Stairs rise to the first floor where you will find three bedrooms and a family bathroom. Other points worthy of a mention are double glazing throughout and gas central heating. Outside the rear garden is good size with a paved patio leading to a lawn and timber shed. Exclusive to Spencer and Leigh. Viewing of our video tour is highly recommended.



The Crestway is situated in a popular area and affords easy access to the popular Fiveways with it's array of cafes, independent shops, pubs and local bus routes servicing the City Centre and Brighton University. Hartford Junior School and St Joseph's Catholic School are within walking distance to this property also Dorothy Stringer and Vardean Secondary Schools situated just off Ditchling Road.



Entrance Hallway

Living Room  
13'11 x 11'11

Dining Room  
11'5 x 8'6

Kitchen  
10'5 x 8'2

Stairs rising to first floor

Bedroom  
9'4 x 6'0

Bedroom  
10'11 x 7'10

Bedroom  
11'5 x 10'5

Bathroom

Outside

Front Garden

Rear Garden

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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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	

# Spencer & Leigh

# The Crestway, Brighton



Ground Floor  
Approximate Floor Area  
389.0 sq ft  
(36.14 sq m)

First Floor  
Approximate Floor Area  
389.0 sq ft  
(36.14 sq m)

Approximate Gross Internal Area = 72.28 sq m / 778.01 sq ft

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

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