

Spencer
& Leigh



30 Greenfield Crescent, Patcham, Brighton, BN1 8HJ

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Offers In Excess Of £550,000 - Freehold

- Beautifully presented family home
- Four good size bedrooms
- Two bathrooms
- Extended kitchen/dining room with bi fold doors leading to the garden
- 16'4 Studio/office with far reaching views
- Under building storage and cellar space
- Popular residential location
- South easterly facing rear garden
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

Nestled in the sought-after area of Greenfield Crescent in Patcham, Brighton, this beautifully presented semi-detached chalet bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,280 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by an inviting reception room that provides ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen/dining room, which features stylish grey units complemented by solid block worksurfaces, creating a contemporary yet warm atmosphere for culinary enthusiasts.

One of the standout features of this property is the purpose-built office or study, which offers far-reaching views, making it an inspiring space for work or study. Whether you are working from home or simply need a quiet area to focus, this room is sure to meet your needs.

The location is another significant advantage, situated in a popular residential area that is well-regarded for its community spirit and accessibility to local amenities. With its charming surroundings and proximity to Brighton's vibrant city life, this property is perfect for those seeking a peaceful retreat without sacrificing convenience.

In summary, this chalet bungalow on Greenfield Crescent is a remarkable opportunity for anyone looking to invest in a spacious and beautifully designed home in a desirable location. Don't miss the chance to make this delightful property your own.



Greenfield Crescent is a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S Food Hall. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
Entrance Hallway
Living Room
13'9 x 9'10
Kitchen/Dining Room
17'4 x 16'
G/f Bedroom
13'9 x 9'10
G/f Bedroom
9'2 x 8'6
G/f Cloakroom
Stairs rising to First Floor
Bedroom
18' x 10'5
En-suite Shower/WC
Bedroom
12'1 x 10'5
Family Bath/Shower Room
OUTSIDE
Office
16'4 x 11'5
Store
14'1 x 9'6
Cellar
10'9 x 8'9
Rear Garden
Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 65 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Fair/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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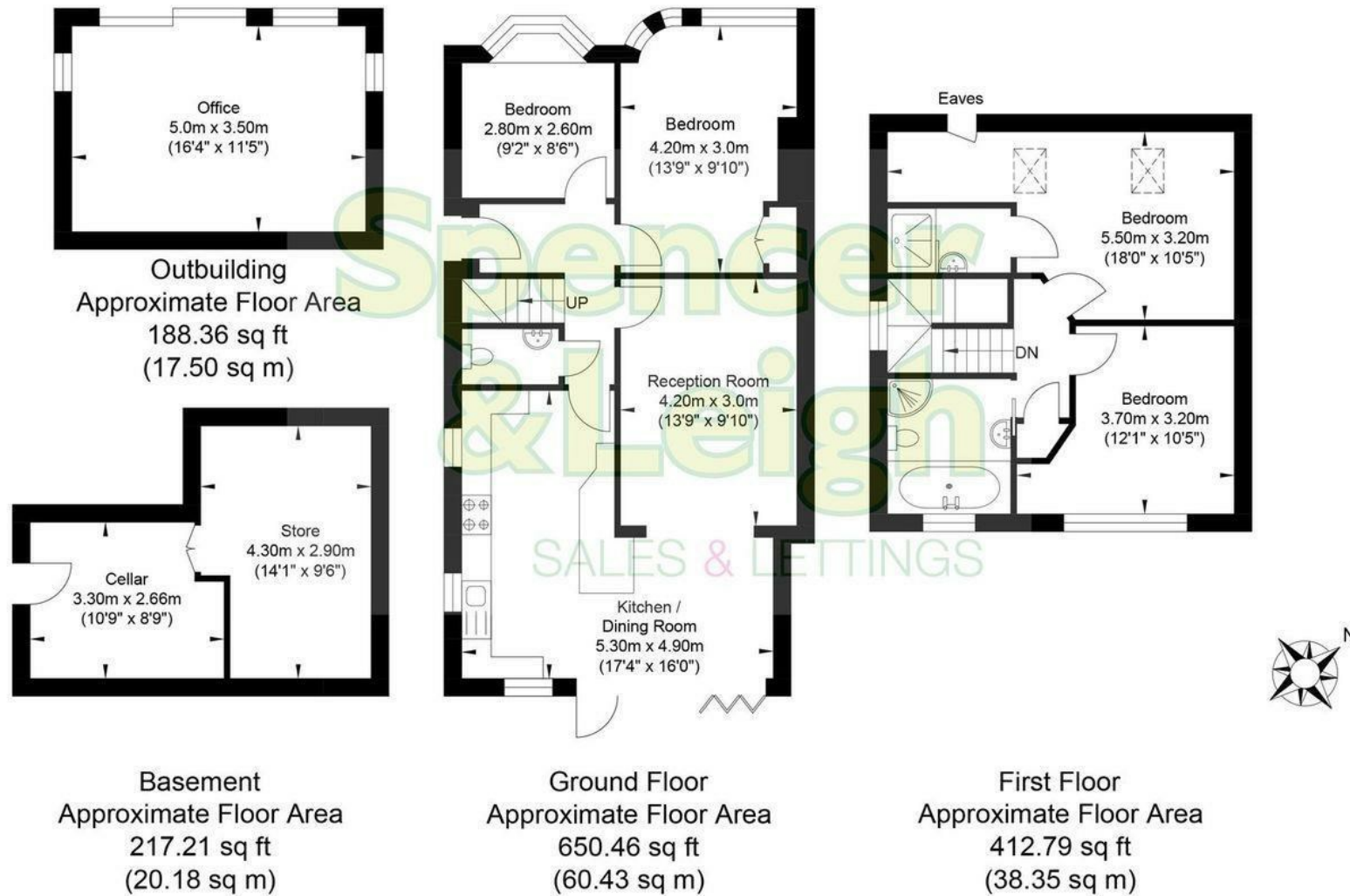


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	99	100
(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	

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Greenfield Crescent



Approximate Gross Internal Area (Excluding Outbuilding) = 118.96 sq m / 1280.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.