

Spencer
& Leigh



1 Dale Crescent, Patcham, Brighton, BN1 8NT



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Guide Price £500,000 - £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

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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. (please note, our images were taken in 2024 prior to the current tenancy starting)



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



Dale Crescent

