

**Spencer  
& Leigh**

**77 Dale Crescent, Patcham, Brighton, BN1 8NT**



## 77 Dale Crescent, Patcham, Brighton, BN1 8NT

Guide Price £575,000 - £625,000 Freehold

- Spacious detached family home
- Three good size first floor bedrooms
- Dual aspect lounge/dining room
- Modern fitted kitchen with built in appliances
- Extended sun room overlooking the rear garden
- Ground floor cloakroom
- Modern family bathroom on the first floor
- Shared driveway, vehicle hard stand & garage
- Larger than average rear garden
- Superbly presented interior, viewing recommended

GUIDE PRICE £575,000 - £625,000

This splendid detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,161 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The interior of the home is superbly presented, featuring a modern fitted kitchen equipped with built-in appliances, making it a delight for any culinary enthusiast. The inviting lounge dining room is a wonderful space to gather with family and friends, while the extended ground floor includes a sun room that bathes the area in natural light, creating a warm and welcoming atmosphere. Additionally, a convenient ground floor cloakroom enhances the practicality of the layout.

The property comprises three spacious bedrooms, ensuring that there is plenty of room for family members or guests. The modern bathroom is thoughtfully designed, featuring both a bath and a shower cubicle, catering to all preferences.

One of the standout features of this home is the larger than average rear garden, providing a perfect outdoor retreat for children to play or for hosting summer gatherings. The property also benefits from a shared driveway leading to a garage and additional private vehicle standing space.

This delightful home in Patcham is not only well-located but also offers a wonderful opportunity for families seeking a spacious and beautifully presented residence. With its modern amenities and generous outdoor space, it is sure to appeal to those looking for a comfortable and stylish living environment.



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  
 Living Room  
 14'1 x 11'9  
 Dining Room  
 14'1 x 11'9  
 Sun Room  
 13'5 x 7'6  
 Kitchen  
 9'10 x 7'10  
 G/f Cloakroom  
 Stairs rising to First Floor  
 Bedroom  
 14'1 x 11'9  
 Bedroom  
 13'9 x 11'9  
 Bedroom  
 10'2 x 7'10

Family Bath & Shower Room

**OUTSIDE**

Rear Garden

Garage  
 17'4 x 8'2

**Property Information**

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, hardstanding, shared driveway & un-restricted on street parking

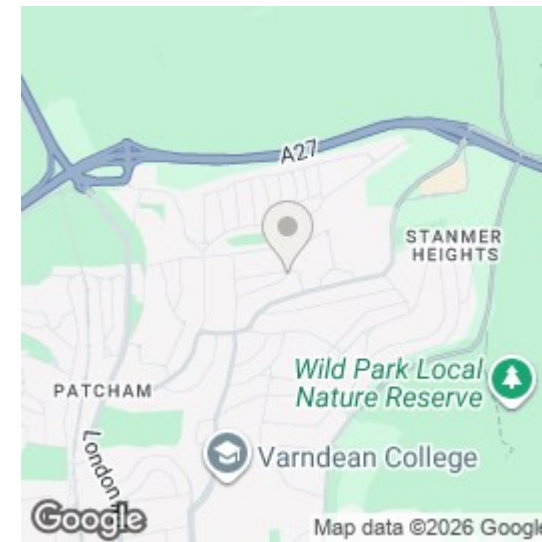
Broadband: Standard 12 Mbps, Superfast 150 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

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

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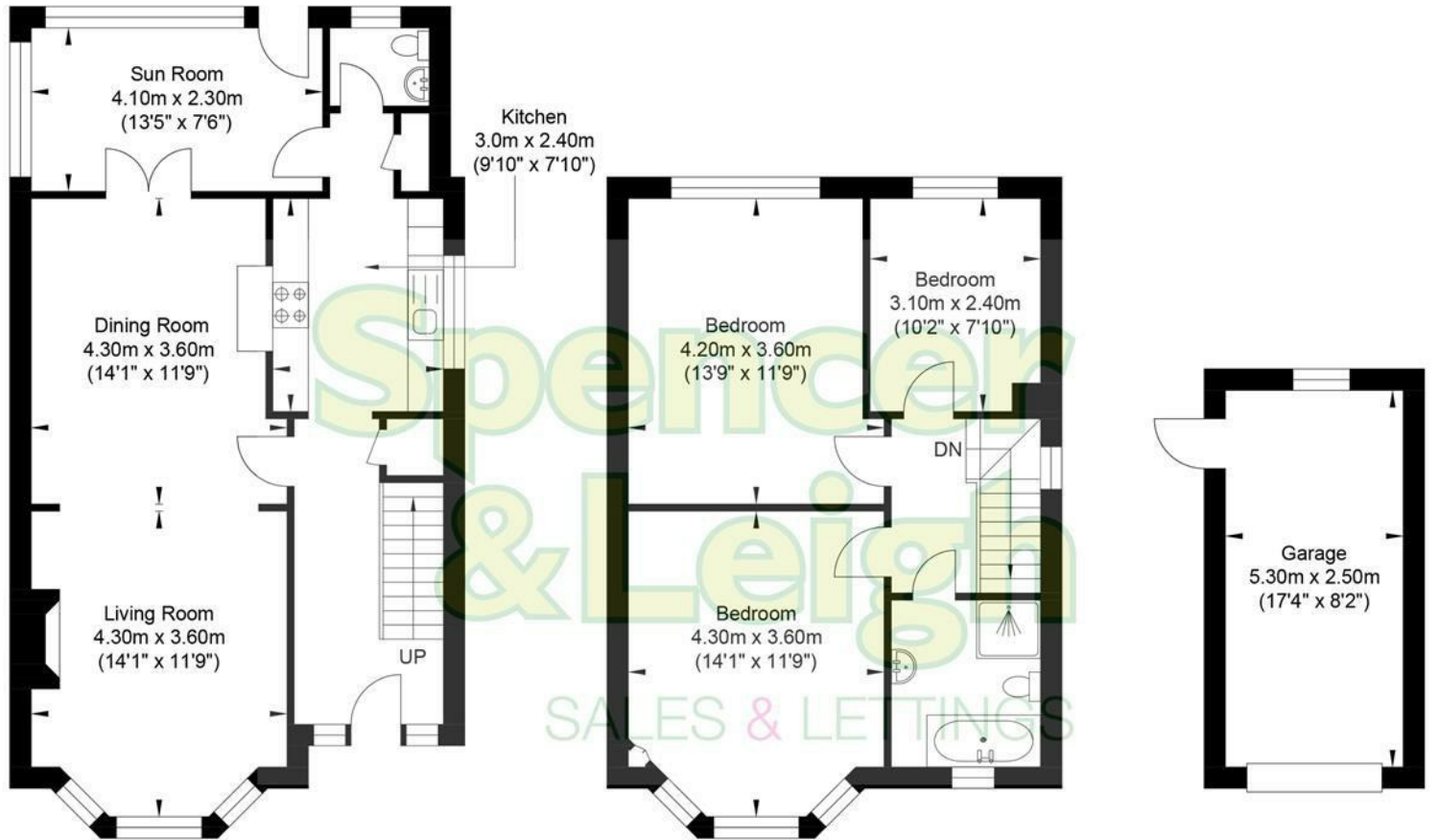
Council:- BHCC  
 Council Tax Band:- E

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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	

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# Dale Crescent



Ground Floor  
Approximate Floor Area  
645.72 sq ft  
(59.99 sq m)

First Floor  
Approximate Floor Area  
515.26 sq ft  
(47.87 sq m)

Garage  
Approximate Floor Area  
142.62 sq ft  
(13.25 sq m)



Approximate Gross Internal Area (Excluding Garage) = 107.86 sq m / 1160.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.