

Spencer
& Leigh



50 Greenfield Crescent, Patcham, Brighton, BN1 8HJ

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Guide Price £450,000 - Freehold

- Prime corner plot location
- Three bedrooms & an office/dressing room
- 14' Kitchen/breakfast room
- Well presented throughout
- G/f fitted white bathroom suite
- Fabulous far reaching views
- Mature garden to three sides
- Popular residential location
- Private driveway behind gates
- Internal inspection highly recommended

Guide Price £450,000 to £475,000

This exceptional three-bedroom bungalow, ideally situated on a prime corner plot in a highly sought-after residential area of Brighton, offers a fantastic opportunity for those seeking a spacious and well-appointed home. From the moment you approach, the property's attractive presentation and mature garden, which wraps around three sides, create an inviting first impression. Access is via a private driveway, securely positioned behind gates, ensuring both convenience and privacy.

Step inside and you'll immediately appreciate the care and attention given to this home. The layout includes three comfortable bedrooms, complemented by a dedicated office space, providing excellent flexibility for modern living, whether for remote working or as an additional guest room. The ground floor boasts a fitted white bathroom suite, meticulously maintained and offering a fresh, contemporary feel.

One of the standout features of this property is the impressive 14' kitchen/breakfast room, a true heart of the home where culinary creations and casual dining can be enjoyed. This space is both practical and stylish, designed for everyday living. The bungalow also benefits from two reception rooms, offering ample space for relaxation and entertaining, allowing for distinct living and dining areas.

WE LOVE the fabulous, far-reaching views that can be enjoyed from various points within the property and garden, providing a serene backdrop to daily life. The well-presented interiors throughout mean this home is ready to move into, allowing new owners to immediately enjoy all it has to offer without the need for extensive work.



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 and Asda stores. 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
Sitting Room
10'3 x 10'2
Dining Room
8'7 x 6'9
Kitchen
14'6 x 8'4
Bedroom
14'4 x 10'0
Bedroom
8'4 x 7'7
G/f Bathroom
Stairs rising to First Floor
Office/Dressing Room (restricted head height)
12'11 x 10'7
Bedroom
12'11 x 10'3
OUTSIDE
Rear Garden
Property Information
Council Tax Band C: £2,182.92 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 72 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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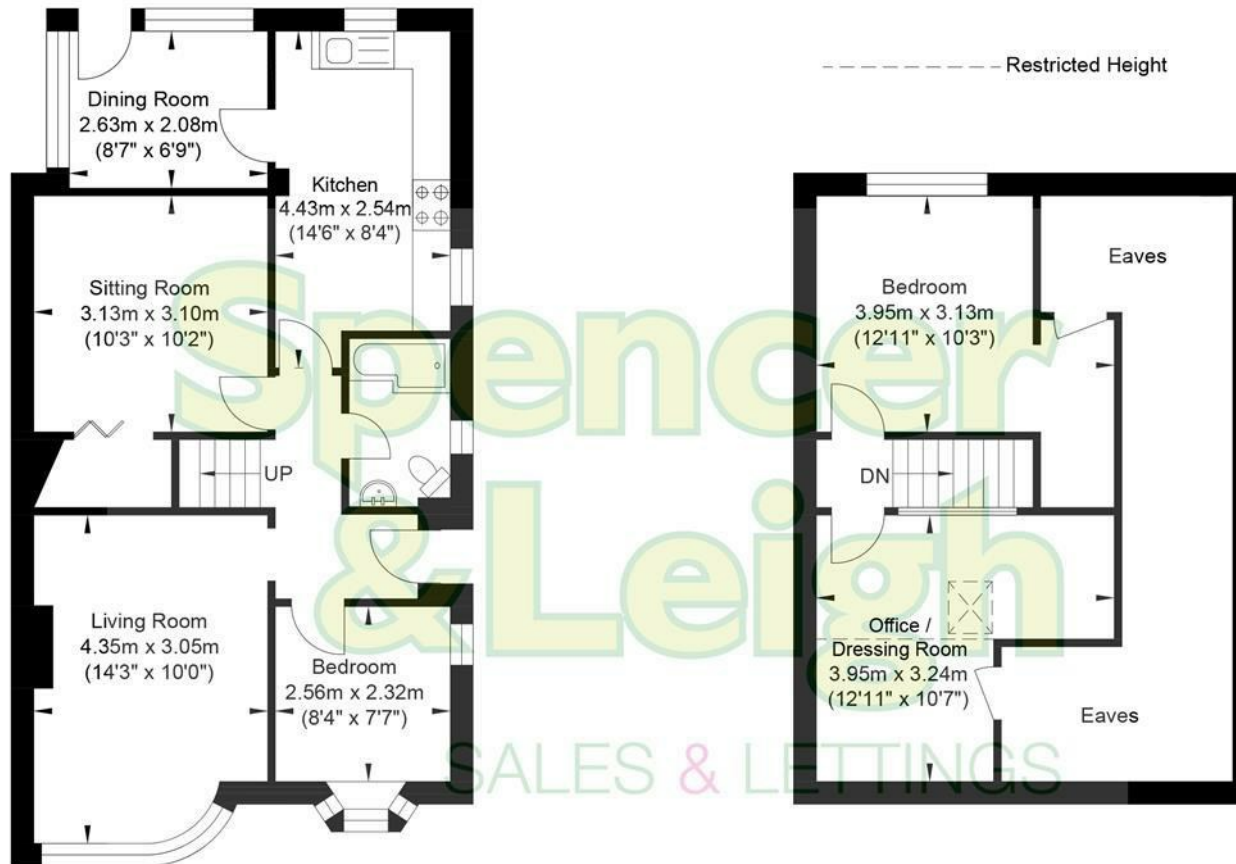


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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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Ground Floor
Approximate Floor Area
568.11 sq ft
(52.78 sq m)



First Floor
Approximate Floor Area
413.65 sq ft
(38.43 sq m)

Approximate Gross Internal Area (Including Eaves) = 91.21 sq m / 981.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.