33 Greenfield Crescent, Patcham, Brighton, BN1 8HL

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Price £350,000 - Freehold

- Semi detached bungalow
- Two Bedrooms, Lovely Downland views
- Scope to extend and modernise STNC
- Large lawned rear garden with mature shrubs
- Spacious living room, Separate kitchen
- Shower room/WC
- Underhouse storage space
- No ongoing chain
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Offering huge scope to modernise and extend is this two bedroom semi detached bungalow with a large rear garden and far reaching Downland views. The property is available to purchase chain free and is exclusive to selling agent Spencer & Leigh. Neighbouring homes been extended in a variety of ways giving a potential buyer many options, depending on your needs and budget, should it be desired and of course subject to necessary consent. Presently the property comprises two bedrooms, a living room and separate kitchen. There is a shower room and under house storage space. Undoubtedly the large rear garden is a particular feature which could comfortably house a garden room or studio. Double glazed windows and gas fired central heating via a boiler are already installed.

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
14'2 x 10'3

Kitchen
8'5 x 8'

Bedroom
11'1 x 10'3

Bedroom
8'5 x 7'10

Shower Room/WC

OUTSIDE

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 69 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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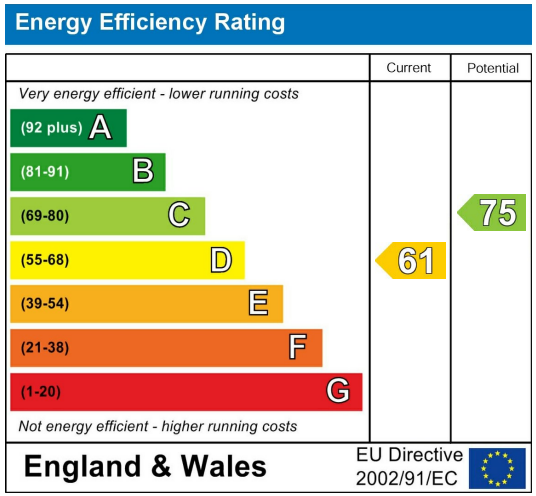
Council:- BHCC
Council Tax Band:- C



Spencer & Leigh

Greenfield Crescent

Ground Floor
Approximate Floor Area
488.25 sq ft
(45.36 sq m)

Approximate Gross Internal Area = 45.36 sq m / 488.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.