

**Spencer  
& Leigh**



**65 Crest Way, Brighton, BN41 2EY**

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Brighton, BN41 2EY

Guide Price £450,000 - £475,000 Freehold

- Semi Detached Family Home
- Moments from Local Nature Reserve
- Four Good Sized Bedrooms
- Family Bathroom and En-suite to Main Bedroom
- Garage & Additional Hard Standing for Several Vehicles
- Immaculate Rear Garden
- Separate Downstairs W/C
- Conservatory/Sun Room overlooking Rear Garden
- Presented in Excellent Condition Throughout
- Exclusive to Spencer & Leigh

GUIDE PRICE £450,000 - £475,000

Spencer & Leigh are delighted to offer for Sale this Four Bedroom Family Home, on the fringe of the South Downs National Park and Benfield Nature Reserve meaning pleasant Valley and Downland Walks are on the Doorstep.

The property is presented in immaculate condition and is very flexible in how you could use the space.

The entrance leads you directly toward the Rear Garden via the Lounge Diner, large windows allow the light to flood in while a further Conservatory is a lovely space to sit and enjoy the many colours of the garden borders. Back inside the modern Kitchen offers great work-space, a range of Floor and Wall mounted matching units finished with a smart geometric tile splashback.

Boasting Four First Floor Bedrooms there is space for all the Family or for those who work from home if a permanent office is needed. The Main Bedroom is Light and Airy and features its own En-Suite Shower Room, the remaining double bedrooms either have a pleasant view over the rear garden or towards Foredown Tower, a Family bathroom with white matching sanitaryware completes the top floor.

Other points worthy of a mention are downstairs W/C for added convenience and an abundance of Private Off-Street Parking plus further Garage making this property one to miss out on. Call Spencer & Leigh today to arrange your internal Viewing!



Crest Way is a lovely residential area near Foredown Tower with local schools near by and supermarkets Sainsbury's & Tesco's a few minutes by car. Easy access to all major routes into and out of the city and frequent buses from Fox Way. Golf courses and sports centres are also close by.



Entrance

Entrance Hallway

Living Room  
19' x 12'6

Conservatory  
10'4 x 5'9

Kitchen  
10' x 7'

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
10'8 x 10'4

Bedroom  
10'7 x 10'

En-suite Shower/WC

Bedroom  
9'2 x 8'3

Bedroom  
8'6 x 6'3

Family Bathroom

OUTSIDE

Rear Garden

Garage  
16'2 x 8'2

Property Information

Council Tax Band E: £2,857.63 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, off road parking and un-restricted on street parking

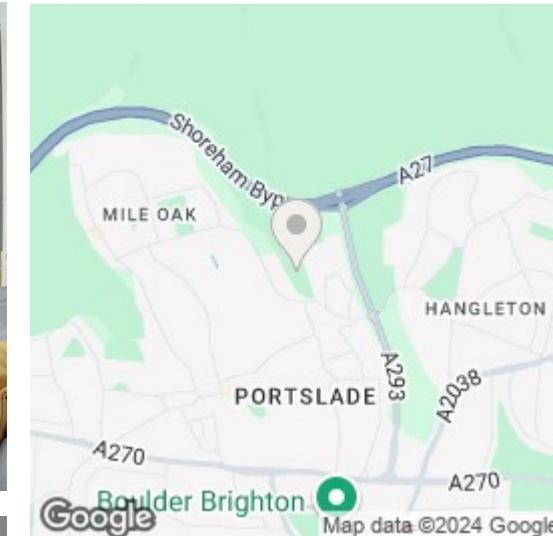
Broadband: Standard 14Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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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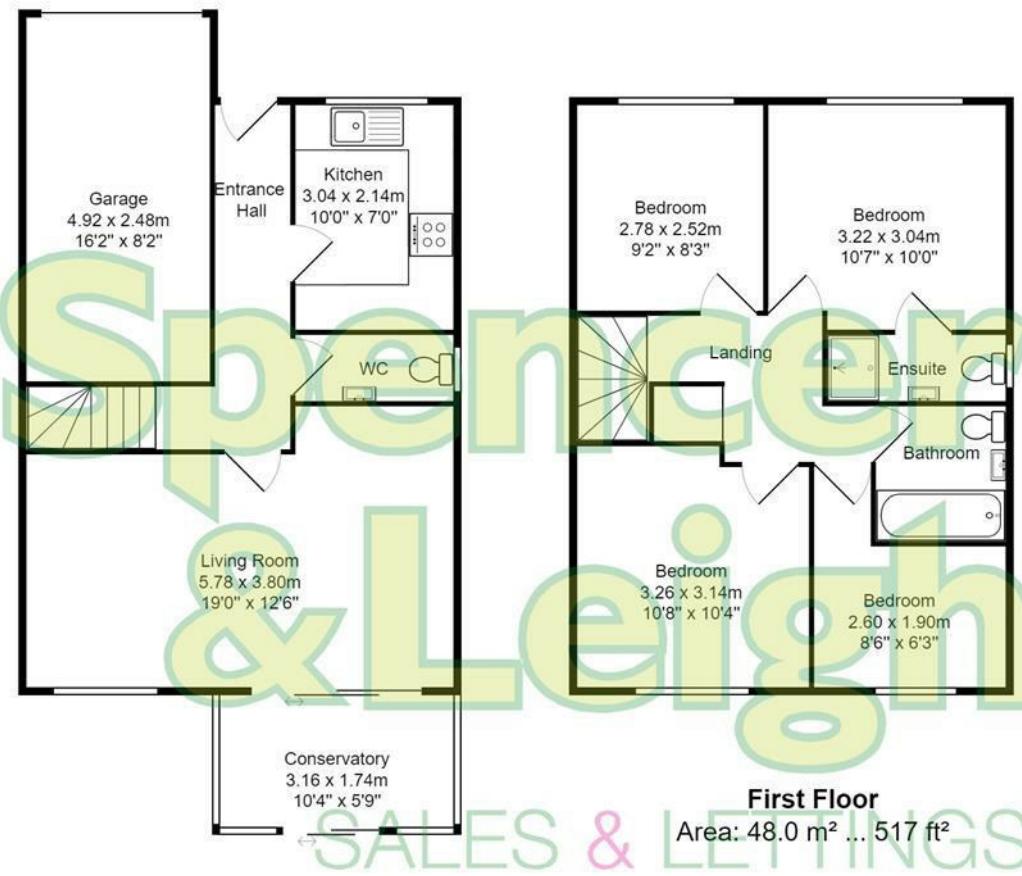


Council:- BHCC  
Council Tax Band:- E

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		66
(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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Total Area: 86.0 m<sup>2</sup> ... 925 ft<sup>2</sup> (excluding garage and Conservatory)

All measurements are approximate and for display purposes only.