

**Spencer  
& Leigh**



**66 Crabtree Avenue, Patcham, Brighton, BN1 8DG**

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Brighton, BN1 8DG

Offers In The Region Of £500,000 - Freehold

- Stunning four bedroom home
- Set over three storeys
- 14'9 Separate formal living room with views of the South Downs
- 21'11 Open plan kitchen/kitchen room with under floor heating
- Immaculately presented throughout
- F/f family bathroom & En suite to Main Bedroom
- Separate utility room for those noisier appliances
- South facing rear garden
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This spacious four-bedroom semi-detached family house has been extended significantly. It boasts a wonderful open-plan kitchen and dining area filled with natural light, thanks to the large windows and patio doors providing beautiful views over the garden. The kitchen and dining area are the perfect spaces for hosting gatherings and preparing delicious meals. The seamless flow from the kitchen into the dining area creates a warm and welcoming atmosphere, making it the heart of the home. If you need a break from socialising, you can retreat to the separate lounge area and enjoy the breath-taking views of the South Downs. Stairs rise to the first floor, where you find three good-sized bedrooms and the luxurious family bathroom. A further staircase rises to the top floor where the main bedroom boasts an array of in-built storage and an impressive en-suite shower room. The principal bedroom windows also offer a spectacular view of the stunning landscape, providing you with a front-row seat to beauty every day. It's like having a masterpiece right outside your window. Outside, the rear garden benefits from a southerly aspect with steps up to a tiered level that captures the stunning view. Internal inspection is considered essential to appreciate this wonderful home!

NB This property has a steel frame construction.



Crabtree Avenue is a sought after residential road on the Patcham Hollingbury border within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Entrance

Entrance Hallway

Living Room  
14'9 x 11'1

Kitchen  
21'11 x 9'10

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
15'1 x 8'6

Bedroom  
12'1 x 10'5

Bedroom  
9'6 x 8'2

Family Bathroom

Stairs rising to Second Floor

Bedroom  
21'11 x 12'1

En-suite Shower/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Un-restricted on street parking

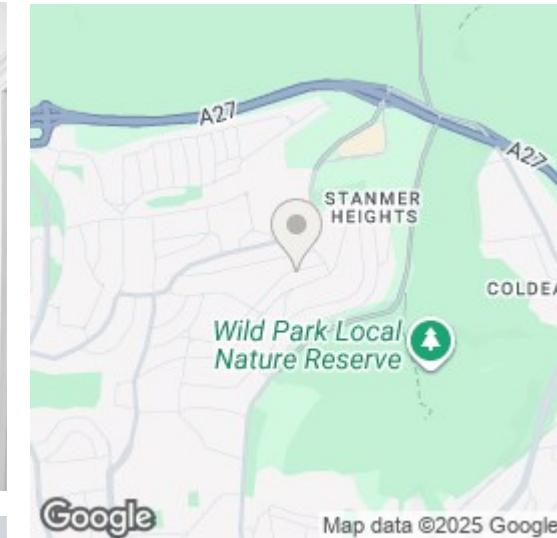
Broadband: Standard 7 Mbps, Superfast 86 Mbps, Ultrafast 1800 Mbps available (Ofcom checker)

Mobile: Fair/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.

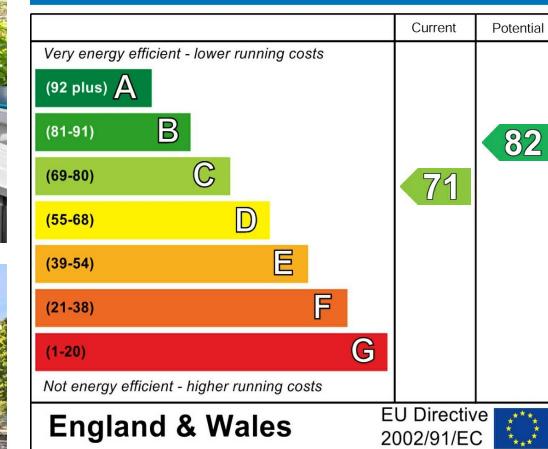
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Council:- BHCC  
Council Tax Band:- C

#### Energy Efficiency Rating



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Approximate Gross Internal Area = 127.99 sq m / 1377.66 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.