



FOSTER
& CO.

Highfield Crescent

Brighton, BN1 8JD

Offers in excess of £550,000

The property has a welcoming feel from the moment you step inside, with a smart front approach and driveway providing off-street parking. The ground floor offers a lovely sense of flow, with a spacious living room to the front featuring a bay window, soft neutral décor and attractive archway detailing leading through towards the dining area.

To the rear, the modern kitchen/dining room is a real feature of the home. This bright and sociable space enjoys direct access out to the garden, making it ideal for everyday family life, relaxed entertaining and summer dining. The kitchen itself is finished in a clean contemporary style with sleek units, integrated appliances and plenty of room for a dining table.

There is also a useful study on the ground floor, perfect for home working, homework space or additional storage, along with a ground floor WC.

Upstairs, the accommodation comprises three bedrooms, including two comfortable doubles and a further single bedroom, all served by a family bathroom. The layout works well for families, first-time buyers looking for more space, or downsizers wanting a practical home in a well-connected Brighton location.

Outside, the rear garden is arranged over levels, with a patio area immediately off the kitchen/dining room and steps leading up to further garden space. There is also a separate outbuilding/store, providing useful additional storage or potential for a garden workspace, subject to any necessary consents.

Highfield Crescent is a popular residential location, well placed for local schools, shops, bus routes and access into Brighton city centre, while still offering the quieter feel of an established family neighbourhood.

A smart, well-balanced semi-detached home with good living space, off-street parking, a private garden and excellent potential.

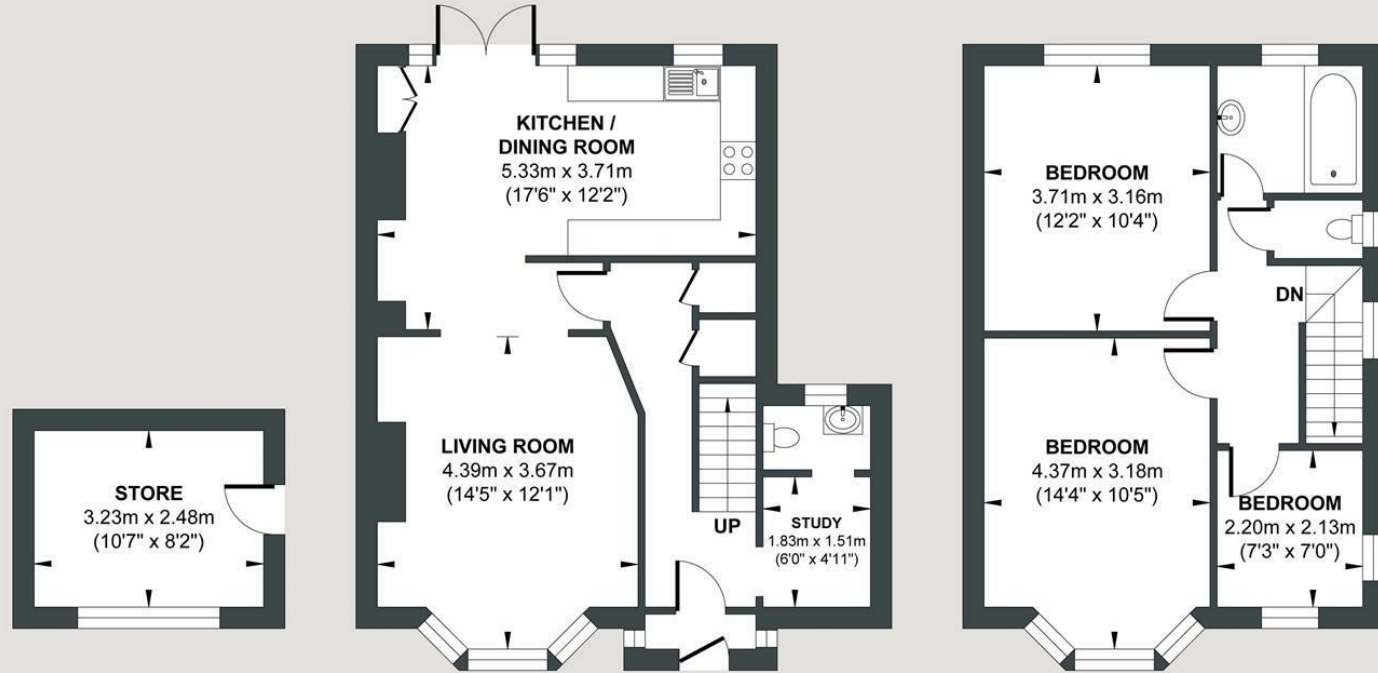
- Semi-detached family home
- Three bedrooms
- Approx. 954 sq ft excluding outbuilding
- Modern kitchen/dining room
- Ground floor WC
- Family bathroom
- Private rear garden
- Off-street parking
- Chain Free
- Separate outbuilding/store

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
England & Wales		EU Directive 2002/91/EC



HIGHFIELD CRESCENT

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 88.62 sq m / 953.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



OUTBUILDING

Approximate Floor Area
86.21 sq ft
(8.01 sq m)

GROUND FLOOR

Approximate Floor Area
506.44 sq ft
(47.05 sq m)

FIRST FLOOR

Approximate Floor Area
447.45 sq ft
(41.57 sq m)



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All measurements are approximate



