

9 Greenfield Crescent, Patcham, Brighton, BN1 8HL



Spencer
& Leigh

9, Greenfield Crescent, Patcham, Brighton, BN1 8HL

Price £500,000 - Freehold

- Spacious semi detached bungalow
- Three double bedrooms
- 15' Living room with bay window
- Modern kitchen/dining room
- Bathroom & shower room
- Beautiful panoramic views towards the South Downs
- Lawn rear garden with timber sun deck
- Potential to extend further subject to the necessary consents
- Parking for several vehicles
- Viewing highly recommended

Nestled in the charming Greenfield Crescent of Patcham, Brighton, this semi-detached bungalow is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, three double bedrooms, and two convenient bathrooms, this property offers ample space for comfortable living.

The spacious modern kitchen/dining room is perfect for hosting gatherings with French doors leading out to a delightful garden complete with a large timber sun deck and a lush lawn, providing a serene outdoor space to unwind.

One of the highlights of this property is the stunning panoramic views towards the South Downs, offering a picturesque backdrop to everyday life. Imagine waking up to such breathtaking scenery each morning!

With off street parking available for several vehicles and the potential to extend further (subject to necessary consents), this bungalow caters to both convenience and future possibilities.

Don't miss out on the opportunity to make this spacious semi-detached bungalow your new home. Embrace the tranquility of Patcham while still being within reach of all the amenities Brighton has to offer. This property truly combines comfort, style, and potential - a rare find in today's market.



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, Matalan, Pets at Home and Asda. 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

Bedroom
14'5 x 10'2

Bedroom
13'1 x 10'2

Bedroom
10'2 x 7'2

Sitting Room
15'5 x 12'1

Family Bathroom/WC

Family Shower Room/WC

Stairs descending to Lower Ground Floor

Dining Room
19' x 13'9

Kitchen
14'5 x 9'10

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Off road parking and un-restricted on street parking

Broadband: Standard 16Mbps, Superfast 80Mbps & Ultrafast 1000Mbps 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(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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Greenfield Crescent



Lower Ground Floor
Approximate Floor Area
379.96 sq ft
(35.30 sq m)

Ground Floor
Approximate Floor Area
676.08 sq ft
(62.81 sq m)

Approximate Gross Internal Area = 98.11 sq m / 1056.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.