

**Spencer
& Leigh**



35 Highfield Crescent, Brighton, BN1 8JD

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Guide Price £425,000 - £450,000 Freehold

- Two Good Sized Double Bedrooms
- Semi Detached Family Home
- Open Plan Downstairs Living Space
- Cosy Lounge Area with Log Burning Stove
- Engineered Floors Throughout the Ground Floor
- Fantastic Elevated Views of the South Downs
- Immaculately Kept Front and Rear Garden
- Separate Terraced Areas for Relaxing or Entertaining
- Popular Residential Location
- Exclusive to Spencer & Leigh

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This Charming Semi-Detached home is set in a popular residential street, in the higher part of Patcham. Because of this Highfield Crescent allows you to take advantage of the Beautiful distant views of the South Downs from both inside and out of the property, which our Vendors have enjoyed for many Happy Years.

Featuring Two good-sized Double Bedrooms, with the one at the front benefiting from the Fantastic View, whilst the one to the rear has a pleasant view over the rear Garden and doubles as an office space. The traditional Bathroom has been finished in a light Grey Tile for the Walls and Floor, contrasting the White matching Sanitary ware. Boasting Open Plan Living space throughout the downstairs which is highlighted by the Engineered floors, whilst each designated area perfectly suits its purpose. The Bright & Cosy Lounge has a Log Burning Stove, perfect for relaxing at the end of the day. The Kitchen and Dining area flows seamlessly through to the Garden via the conservatory which also doubles as a Utility Space housing many of the white Goods.

The highlight of the property however, is its long rear garden, with mature winding borders and individual terraced areas ideal for both relaxation and entertaining. Imagine hosting gatherings or simply unwinding in your own private outdoor oasis. Not to mention, the beautiful distant views of The South Downs add a touch of tranquillity to the setting, creating a serene atmosphere.

Overall, this property in Highfield Crescent presents a wonderful opportunity to own a charming home in a sought-after location. Don't miss out on the chance to make this lovely house your own so call now to book your viewing today!



Highfield Crescent is ideally situated for all amenities including local shops and supermarkets including M&S food and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Kitchen/Living/Dining Room
 25'2 x 14'7
 Conservatory
 9'10 x 7'1
 Stairs rising to First Floor
 Bedroom
 14'4 x 10'
 Bedroom
 9'10 x 7'

Family Bathroom

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

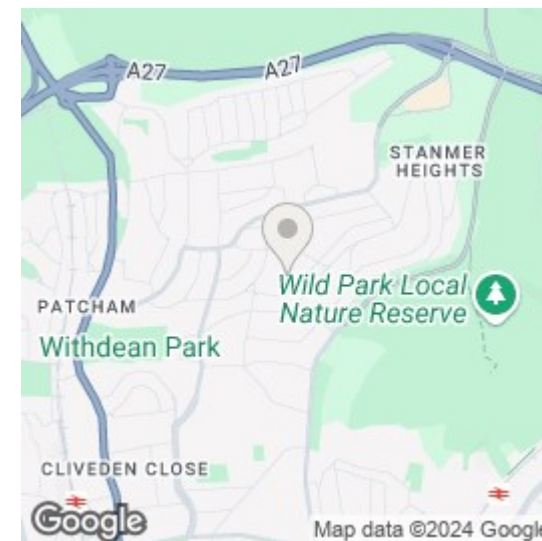
Broadband: Standard 8Mbps, Superfast 63Mbps & Ultrafast 1000Mbps available (OFCOM checker)

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		83
(69-80) C		
(55-68) D	61	
(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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Ground Floor
Approximate Floor Area
420.33 sq ft
(39.05 sq m)

First Floor
Approximate Floor Area
322.27 sq ft
(29.94 sq m)

Approximate Gross Internal Area = 68.99 sq m / 742.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.