



1, Dale Crescent, Brighton, BN1 8NT

Spencer
& Leigh



1, Dale Crescent,
Brighton, BN1 8NT

£1,995 Per Calendar Month -

- Imposing 1930's semi detached home
- Three good size bedrooms
- Balcony with far reaching views
- Well presented throughout
- 13' Bay fronted sitting room
- G/f shower room & F/f family bathroom
- Private driveway & garage
- Wrap around garden
- Available November, unfurnished
- Popular location

Our landlord does NOT have an HMO licence and is therefore NOT able to accommodate sharers. Occupying a prominent corner plot is this spacious extended family home. Our landlords have enjoyed this large home over the past years and the versatile space it offers. The property can easily be described as a 'Tardis' having the benefit of large room proportions and lots of them making this an ideal space for a growing family. The accommodation in brief features a open plan living area that flows nicely into the kitchen with the added benefit of a utility area and ground floor shower room. At the first level there are three good size bedrooms, a family bathroom with a stunning claw foot bath and the added bonus of a balcony. Outside the beautiful garden wraps around the property and benefits from a southerly and westerly aspect with a variety of shrubs, trees and mature fruit trees including fig, pear, apple and grape. Parking is provided by a gated private driveway that leads to a garage. Additional storage is provided by an underfloor cellar. Internal inspection is considered essential to appreciate this wonderful home! Offered to let on an unfurnished basis with occupation available from mid-November.

COUNCIL TAX BAND: E



Dale Crescent is ideally situated in the heart of Patcham to take advantage of the amenities in the nearby Old Village and larger stores such as Asda, M&S, Pets at Home and Matalan in Carden Avenue. There are various schools within Patcham catering for all ages along with easy access to transport links to both Brighton and London.



Entrance
 Entrance Hallway
 Sitting Room
 13'8 x 11'5
 Dining Room
 11'5 x 10'11
 Kitchen
 15'0 x 13'1
 Utility Room
 10'3 x 4'11
 G/F Shower Room/WC
 7'1 x 5'0
 Stairs rising to First Floor

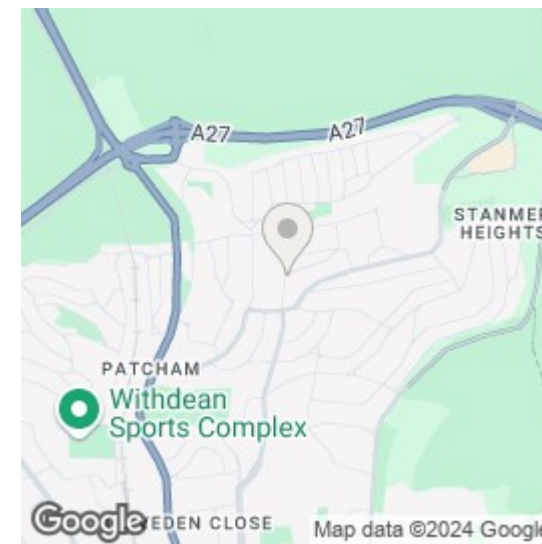
Bedroom
 11'6 x 11'4
 Bedroom
 13'10 x 10'11
 Family Bathroom
 7'9 x 6'5
 Bedroom
 13'0 x 7'11
 Balcony
 OUTSIDE
 Garage
 17'1 x 14'9
 Cellar
 11'2 x 5'2
 Rear Garden

Views

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

**Spencer
& Leigh**

Dale Crescent

