

**Spencer
& Leigh**



27 Birch Grove Crescent, Brighton, BN1 8DN

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Price £450,000 - Freehold

- Five Good Size Bedrooms
- Currently Set as an HMO for 6 Occupiers
- Spacious lounge / dining room
- Bright Double Aspect
- Fitted Kitchen / Breakfast room
- Bathroom & Separate Shower room
- Flexible Bedroom or Office Space
- Low maintenance rear garden
- Glorious distant views
- Exclusive to Spencer & Leigh

A Spacious Semi-Detached Family Home offering a perfect blend of both space and convenience, set in an elevated position offering far-reaching downland Views! Birch Grove boasts Five generous Bedrooms, providing ample living space for large family numbers, those who want to entertain or if you're just looking for that extra room!

As you step inside, you are greeted by a huge double aspect Lounge/Diner, ideal for relaxing with loved ones or hosting gatherings. The pleasant Kitchen Breakfast room overlooks the rear garden, making it a delightful spot to enjoy your morning coffee.

With a Shower room & a Bathroom, this house offers practicality for everyday living and the convenience of no queues in the morning!

With its vibrant community, easy access to local Shops, good Schools and being on the outskirts of Brighton which offers quieter more peaceful living, whilst only being a mere Bus ride into the City Centre itself, this family home should be high up on the viewing list!

To enjoy the best of what Brighton has to offer, Don't miss the opportunity to make this house your home - Call Spencer & Leigh Today to arrange your Viewing!



Birchgrove Crescent is ideally situated for many local amenities which include Asda, Argos, Pets at Home, Matalan and Marks & Spencer food hall along with local schools and access to all travel networks.



Porch
 Entrance hall
 Lounge
 20'11" x 10'2"
 Kitchen / breakfast room
 20'11" x 10'5"
 Ground floor bedroom
 14'9" x 10'9"
 First floor landing
 Bedroom
 15'8" x 10'2"
 Bedroom
 14'5" x 10'5"
 Bedroom
 12'9" x 10'5"
 Bedroom
 10'5" x 7'2"

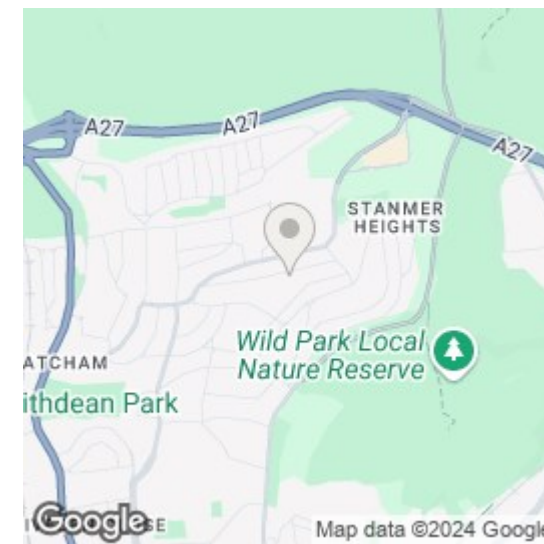
Shower room
 Bathroom

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 8 Mbps, Superfast 149 Mbps. Ultrafast 1000 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.

t: 01273 565566

w: www.spencerandleigh.co.uk

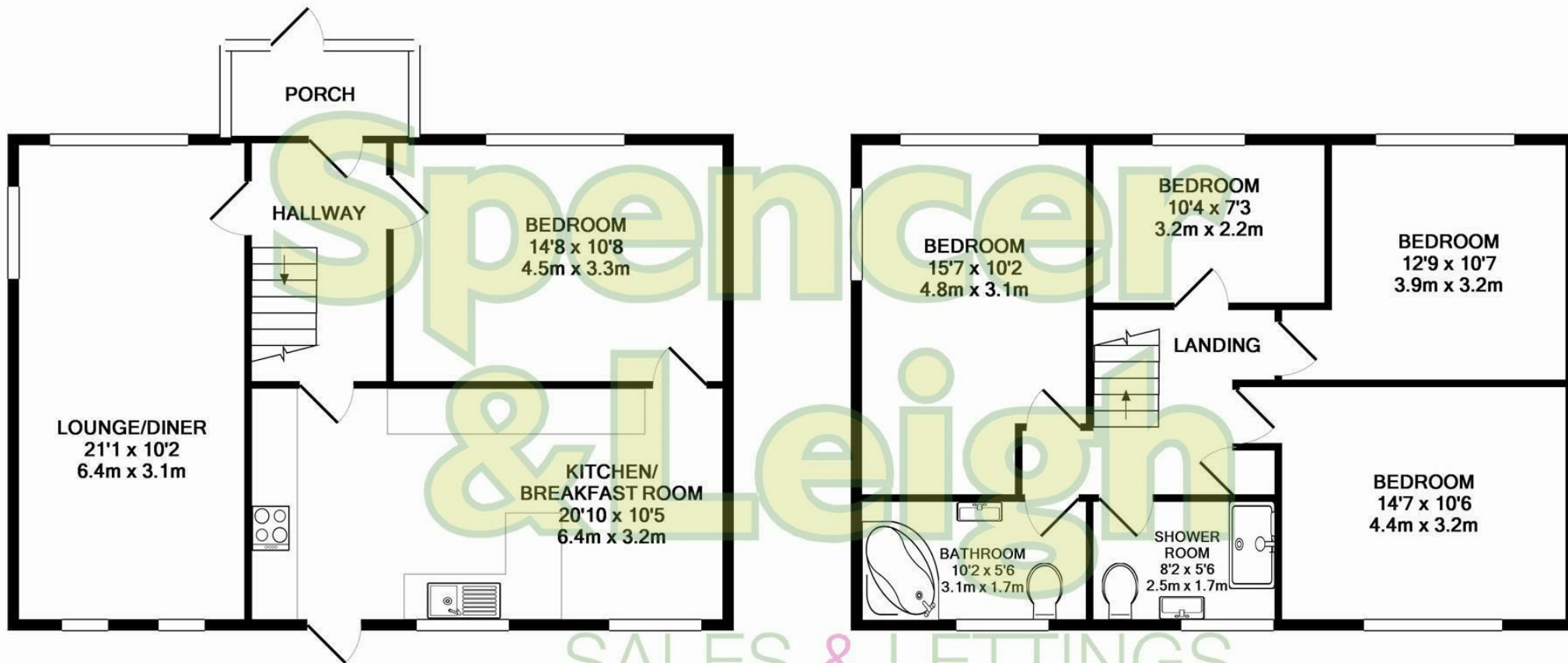


Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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	

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GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 655 SQ.FT.
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (124.9 SQ.M.)
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