

Spencer & Leigh



22 Eastfield Crescent, Patcham, Brighton, BN1 8EL

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Guide Price £450,000 - £475,000 Freehold

- Semi-detached three bedroom family home
- Newly refurbished
- Spacious living room with French doors
- Stunning kitchen/dining room with island & integrated appliances
- Ground floor cloakroom
- Stylish fitted bathroom
- Conservatory
- Secluded low maintenance rear garden
- Sought after location overlooking green
- No on-going chain

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Situated in the desirable Eastfield Crescent of Brighton, this newly refurbished semi-detached family home offers a perfect blend of modern living and comfort. With three bedrooms, this property is ideal for families seeking a welcoming environment.

As you enter, you are greeted by a spacious double aspect living room that boasts elegant French doors, seamlessly connecting the indoor space to a secluded rear garden, perfect for enjoying sunny afternoons or hosting gatherings. The heart of the home is undoubtedly the stunning kitchen/dining room, featuring integrated appliances and a stylish island, making it a delightful space for both cooking and entertaining.

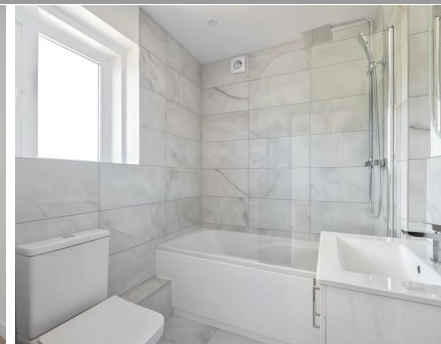
The property also includes a chic fitted bathroom and a convenient ground floor cloakroom, ensuring practicality for family life. Additionally, a conservatory provides extra space that can be utilised as a playroom, study, or simply a tranquil spot to relax.

The home is set in a sought-after location, overlooking a green area, which enhances the appeal of the surroundings. A shared drive leads to a hardstand suitable for one vehicle, adding to the convenience of this lovely residence. With no ongoing chain, this property is ready for you to move in and make it your own.

This charming home in Brighton is not to be missed, offering a wonderful opportunity for those looking to settle in a vibrant community.



Eastfield 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

Sitting Room
16'4 x 11'8

Kitchen/Dining Room
17'8 x 10'4

Conservatory
8'9 x 8'6

G/f Cloakroom

Stairs rising to First Floor

Bedroom
16'4 x 10'

Bedroom
10'8 x 10'5

Bedroom
10'4 x 6'4

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas, Mains Electric. Mains water and sewerage

Parking: Shared driveway and un-restricted on street parking

Broadband: Standard 13 Mbps, Superfast 255 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: 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:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(69-80) C		
(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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Eastfield Crescent



Ground Floor
Approximate Floor Area
532.16 sq ft
(49.44 sq m)

First Floor
Approximate Floor Area
454.55 sq ft
(42.23 sq m)

Approximate Gross Internal Area = 91.67 sq m / 986.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.