

Spencer
& Leigh

50 Crabtree Avenue, Hollingbury, Brighton, BN1 8DG

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Brighton, BN1 8DG

Offers Over £425,000 - Freehold

- Spacious semi detached family home
- Four bedrooms, one on the ground floor
- Two bathrooms, one also on the ground floor
- Generous living room with views towards the South Downs
- Modern fitted kitchen with built in appliances
- Separate utility room/laundry
- Fresh modern interior, ready to just move in
- Lawned rear garden with gentle slope
- Modern double glazing and gas central heating
- Exclusive to Spencer & Leigh, no ongoing chain

Offered For Sale with a fresh modern interior, Panoramic Downland views and no ongoing chain, this lovely home should be at the top of your viewing list. The property is set back from the road in a commanding position to embrace the views of the South Downs. The spacious interior boasts generous rooms over the ground and first floor creating a delightful family home. There is a living room situated at the front of the property with a large window drawing your eyes to the lovely view. The kitchen is equipped with grey coloured modern units and built in cooking appliances. Off the kitchen is a walk way giving access to a separate laundry/utility room and modern ground floor shower room/WC. There is also a ground floor room which can be used as either a separate bedroom or living room depending on your family needs. On the first floor there are three further bedrooms with built in storage cupboards and a modern family bathroom/WC. Outside is a lawned rear garden ideal for children to play and with space to entertain for friends and family. The property currently has a valid HMO licence and has been let previously to five occupants producing a monthly rent of £2950 per calendar month. Agents note, this property is steel framed and whilst meeting the suitability of many mortgage lenders, some mortgage providers may have different requirements, please check with your mortgage provider. Viewing highly recommended, exclusive to Spencer & Leigh.



Crabtree Avenue is a sought after residential road on the Patcham Hollingbury border within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.



Entrance Porch

Entrance Hallway

Living Room
14'8 x 11'5

Kitchen
13'4 x 10'3

Bedroom
10'3 x 8'4

Utility Room

G/f Shower Room/WC

Stairs rising to

First Floor Landing

Bedroom
13'2 x 12'3

Bedroom
12'3 x 8'7

Bedroom
9'5 x 8'0

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Property Information

Council Tax Band C: 2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Unrestricted on-street parking

Broadband: Standard 7 Mbps, Superfast 150 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.

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		
(69-80) C		76
(55-68) D	62	
(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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Crabtree Avenue



Ground Floor
Approximate Floor Area
647.0 sq ft
(60.10 sq m)

First Floor
Approximate Floor Area
491.0 sq ft
(45.60 sq m)

Approximate Gross Internal Area = 105.70 sq m / 1138.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.