

**Spencer
& Leigh**



48 Dale Crescent, Patcham, Brighton, BN1 8NU

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Price £575,000 - Freehold

- Spacious semi detached family home
- Five bedrooms
- Arranged over three floors
- Well presented throughout
- 21' Dual aspect living room
- Two bathrooms
- Spanning an impressive 1225 sq. ft
- Private hardstand at the front
- Landscaped rear garden
- Internal inspection highly recommended

This is a fantastic opportunity to purchase a beautiful five-bedroom family home in the sought-after Dale Crescent, available in excellent condition.

Upon entering, you'll find a spacious hall with room for shoes and coats, plus under-stairs storage. The well-equipped kitchen features wall and base units, providing ample space for white goods.

The large living and dining room offers plenty of room for large sofas and includes a large window with views over the Patcham rooftops. Patio doors lead to the landscaped rear garden, where there's potential to combine the kitchen and dining area into a spacious kitchen diner (subject to relevant consents).

On the first floor, there are three well-appointed bedrooms—two doubles and one single—along with a generously sized family bathroom featuring a spa bath and electric shower. The second floor has two more bedrooms, one currently used as a home office, plus a shower room with a steam shower.

The impressive rear garden includes a patio, lawn, and mature shrubs, with additional storage sheds on the side.

Located close to local amenities, this home is near Sainsbury's Local, M&S Simply Food, a convenience store, and an Asda superstore.



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

Living/Dining Room
21'1 x 12'3

Kitchen
9'11 x 9'7

Stairs rising to First Floor

Bedroom
11'8 x 9'10

Bedroom
10'10 x 10'

Bedroom
10'8 x 7'7

Family Bathroom

Stairs rising to Second Floor

Bedroom
11'1 x 10'11

Bedroom
14'2 x 6'11

Family Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Private Hardstand and unrestricted on-street parking

Broadband: Standard 14 Mbps, Superfast 267 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:- E

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



Ground Floor
Approximate Floor Area
440.88 sq ft
(40.96 sq m)



First Floor
Approximate Floor Area
440.88 sq ft
(40.96 sq m)

Second Floor
Approximate Floor Area
343.69 sq ft
(31.93 sq m)

Approximate Gross Internal Area = 113.85 sq m / 1225.45 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.