



1 Mayfield Crescent, Patcham, Brighton, BN1 8HR

Spencer  
& Leigh

## 1 Mayfield Crescent, Patcham, Brighton, BN1 8HR

Price £600,000 - Freehold

- Attractive semi detached home
- Set over three storeys
- Three double bedrooms and a single bedroom/study
- Open plan living/kitchen/diner
- Maintains many original 1930s features
- Main bedroom with 'Juliet' balcony & En suite
- Raised deck leading to a lawn rear garden
- Far reaching views
- Private driveway
- Exclusive to Spencer & Leigh

This is a lovely three/four bedroom semi-detached family home located in a popular residential road, close to highly-regarded local schools. The property features an open plan living/kitchen/diner with a modern fitted kitchen and doors leading to the dining room and kitchen which overlook the rear garden. The garden provides panoramic views of the South Downs and access to an elevated deck. On the first floor, there are two double bedrooms, a single/study, and a family bathroom. Moving up to the second floor, you will find the main bedroom with a 'Juliet' balcony and an en-suite shower room. The views from the top floor are truly breathtaking. The home retains many original features from the 1930s period, creating a feeling of warmth and character. Outside, the property boasts a private driveway, lawn rear garden, and a large timber deck. Internal inspection is highly recommended to appreciate this lovely home!



Mayfield Crescent is a sought after residential road in Patcham 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  
 Entrance Hallway  
 Lounge/Diner  
 26'2 x 12'9  
 Kitchen  
 11'5 x 7'6  
 Stairs rising to First Floor

Bedroom  
 13'1 x 11'9  
 Bedroom  
 12'9 x 11'9  
 Bedroom/Office  
 6'10 x 5'10

Family Bathroom  
 Separate W/C

Stairs rising to Second Floor

Bedroom  
 18'8 x 11'9

En-suite Shower/WC

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Electric & Gas. Mains water and sewerage

Parking: Driveway and un-restricted on street parking

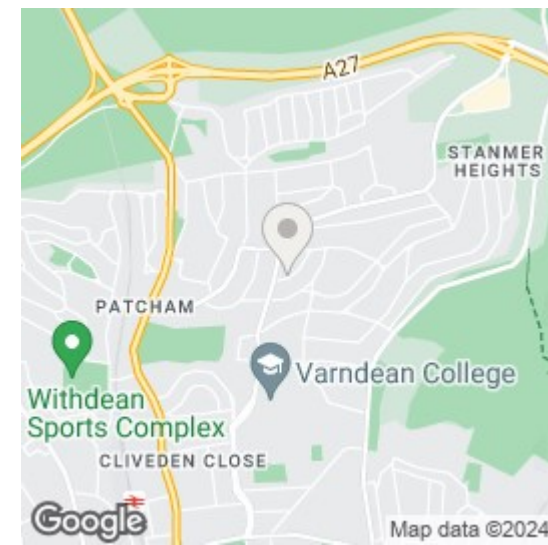
Broadband: Standard 15 Mbps, Superfast 60 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)

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](http://www.spencerandleigh.co.uk)



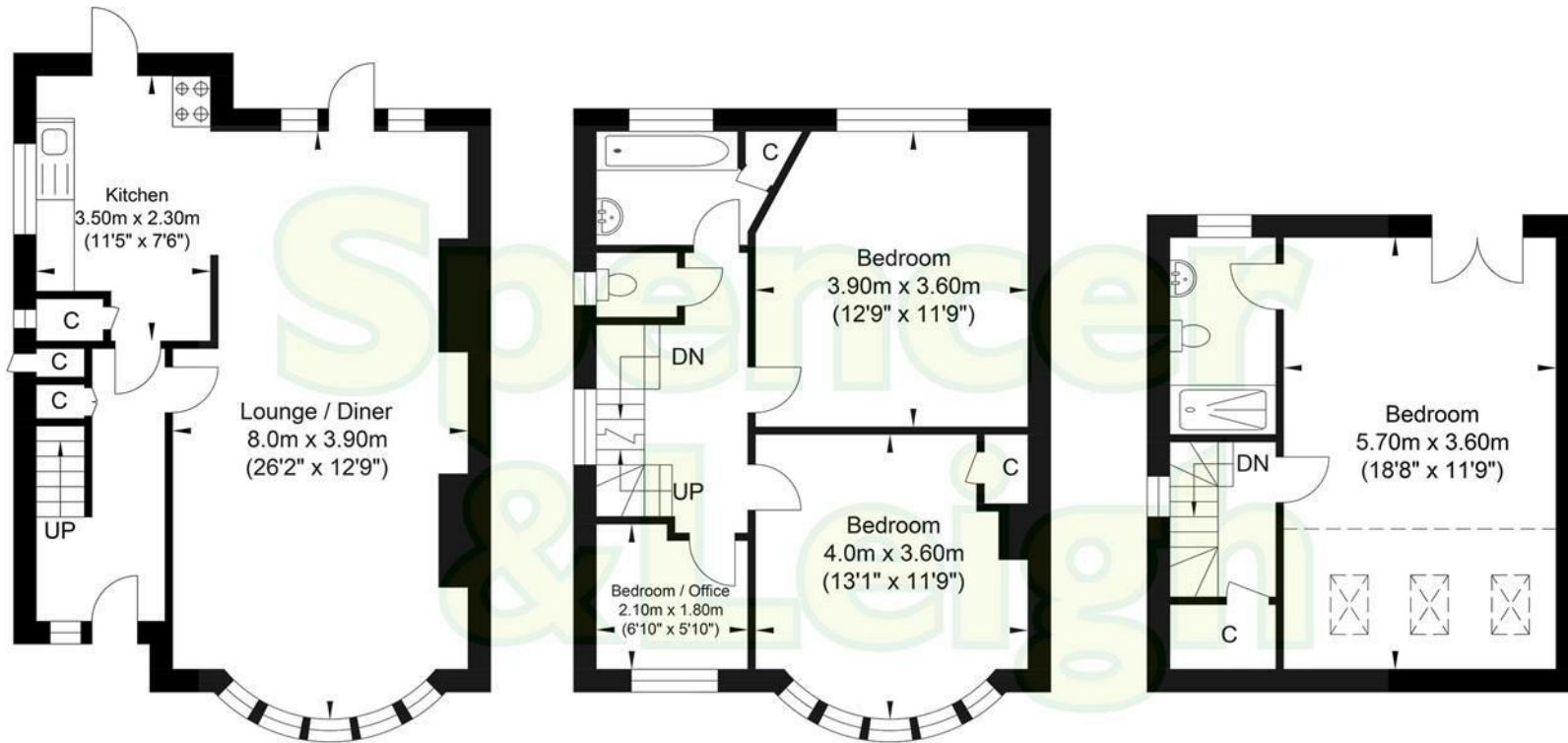
Council:- BHCC  
 Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Mayfield Crescent



Ground Floor  
Approximate Floor Area  
455.31 sq ft  
(42.30 sq m)

First Floor  
Approximate Floor Area  
449.39 sq ft  
(41.75 sq m)

Second Floor  
Approximate Floor Area  
312.90 sq ft  
(29.07 sq m)

Approximate Gross Internal Area = 113.12 sq m / 1217.61 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.