



**25 Crescent Drive South, Brighton, BN2 6RA**  
**£495,000**

**CarruthersandLuck**  
SalesandLettings



## 25 Crescent Drive South

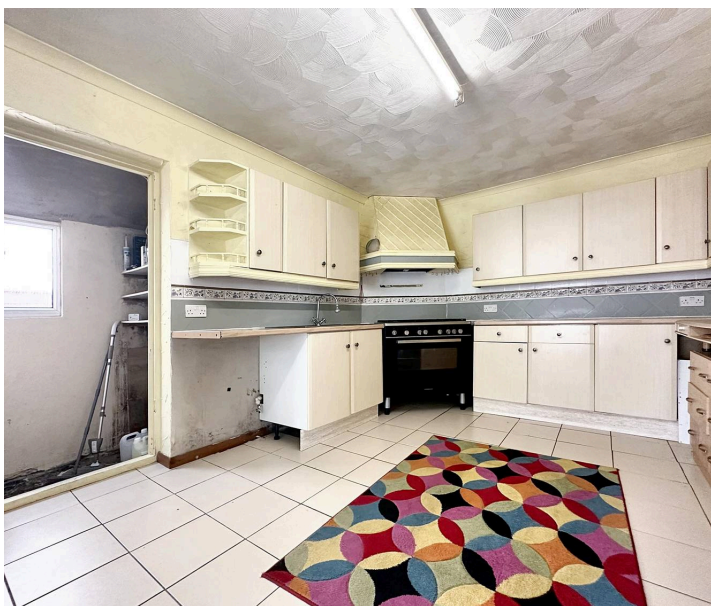
Brighton

Situated in the highly sought-after location, this spacious 3/4-bedroom Chalet Bungalow offers a unique opportunity extension or improvement.

The rooms are well laid out and the ground floor particularly, is very spacious. The entrance hall is a good size and full of light. The lounge is to the rear overlooks the rear garden. There are doors to a generous kitchen and a further set of double doors to a dining room which leads out to the garden. Also on the ground floor are 2 double bedrooms, the main having a range of built in wardrobes and a bathroom and separate WC.

On the first floor the property has a large double bedroom with an EN-Suite Shower room and a 4th bedroom/study. With plenty of scope for extension or improvement, the potential to customise this space to suit individual preferences is limitless.

Outside, the property has a large front garden and driveway with wide side access to the private rear garden.



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# 25 Crescent Drive South

## Brighton

Positioned well back from the road, this residence offers a sense of privacy and tranquillity, making it an ideal sanctuary from the bustle of city life. The absence of a chain provides a smooth and efficient purchasing process, allowing the new owners to move in without delay.

Emphasising convenience and accessibility, this property offers easy access to a range of amenities, including parks, shops, schools, and public transportation. With local and city centres within reach, residents can enjoy the benefits of urban living while appreciating the serenity of a desirable neighbourhood.

In conclusion, this Chalet Bungalow presents a fantastic opportunity for those seeking a comfortable and adaptable living space. With its practical layout, potential for improvement and extension, and desirable location, this property is sure to appeal.

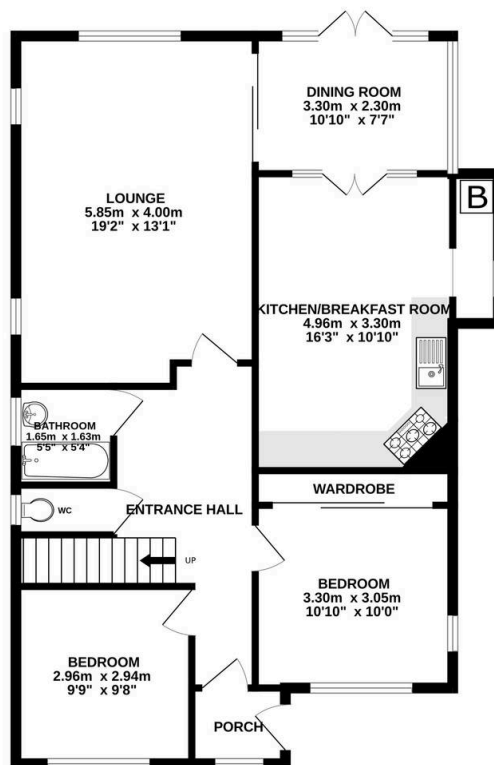
Council Tax band: D

Tenure: Freehold

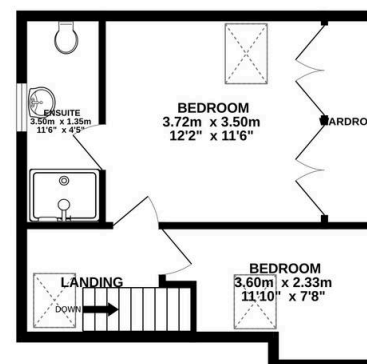
EPC Energy Efficiency Rating: D



GROUND FLOOR  
N/A sq.m. (N/A sq.ft.) approx.



1ST FLOOR  
32.7 sq.m. (352 sq.ft.) approx.



25 CRESCENT DRIVE SOUTH WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA: 32.7 sq.m. (352 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



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