



The Crescent, Brighton

Price
£625,000
Freehold

- Extended Three/Four Bedroom Family Home
- Off Road Parking & Garage
- Convenient Porch Entrance
- Beautifully Presented Front & South Facing Rear Garden
- Well Presented Throughout
- Semi-Detached 1930s House
- Downstairs Cloakroom
- Utility Space & Additional Storage
- Close To Local Amenities & Public Transport Links
- EPC Rating - TBC & Council Tax Band - C

We are delighted to welcome to the market this beautifully presented, extended three/four bedroom house benefiting from off road parking, front and rear gardens and garage. This 1930s family home briefly comprises; convenient porch, front room which could be used as a bedroom but is currently arranged as a study/ second reception room, modern fitted kitchen, lounge, dining room and cloakroom to the ground floor whilst upstairs boasts three bedrooms and a family bathroom. In addition to its original footprint this property now benefits from a covered utility space between the house and the garage whilst the garage has been altered to create a useful storage/potting area. Outside this property benefits from a secluded, well manicured rear garden and a pretty front garden blossoming with both mature shrubs and spring flowers. Located under a mile from Southwick Square this property offers an array of local shops and amenities accessible via foot with public transport including Southwick train station also nearby whilst offering catchment to good local primary and secondary schools. This property is being offered for sale with no ongoing chain and viewing is highly recommended.

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Accommodation

Front Door

Leading to:

Porch

Tiled floor, internal door to:

Hallway

Wood flooring, storage cupboard, stairs to first floor, doors leading to:

Lounge/Bedroom 14'00 x 12'10 (4.27m x 3.91m)

Carpet, large bay window, radiator

Kitchen 8'03 x 8'09 (2.51m x 2.67m)

Wood floor, range of eye and base level cupboards with work surface, five ring gas hob with extractor over, eye level double electric oven, sink drainer with mixer tap over, space for fridge freezer, space for dishwasher door to utility area/side access.

Reception Room

Carpet, radiator

Dining Room 18'02 x 8'00 (5.54m x 2.44m)

Wood flooring, patio doors to garde, 2 x radiators, opening to:

Cloakroom 3'03 x 5'05 (0.99m x 1.65m)

Tiled floor, low level flush w/c, wash hand basin, window

Utility Area

Plumbing for washing machine, work surface with storage under, doors to front and rear garden, door to garage.

Upstairs Landing

Large storage cupboard with shelving, loft access, doors to:

Bedroom One 11'11 x 11'02 (3.63m x 3.40m)

Carpet, window, radiator, built in wardrobes

Bedroom Two 12'03 x 10'05 (3.73m x 3.18m)

Carpet, window, radiator

Bedroom Three 8'04 x 8'04 (2.54m x 2.54m)

Carpet, window, cupboard housing boiler and hot water tank

Outside

Rear Garden

Beautifully presented South facing garden, mainly laid to lawn with mature borders and flower beds, enclosed by fence and benefiting from a patio seating area

Garage 9'04 x 13'05 (2.84m x 4.09m)

Up and over door, passenger door to rear

Front Garden

Mainly laid to lawn with mature flower beds, path leading to front door.

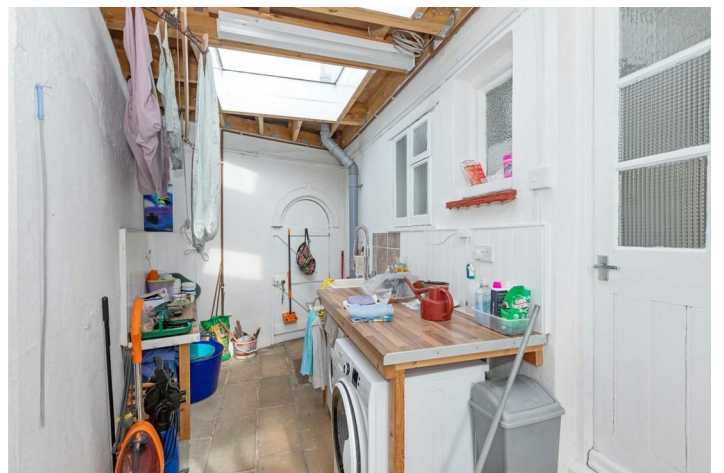
Driveway

Dropped kerb, parking for one car leading to garage

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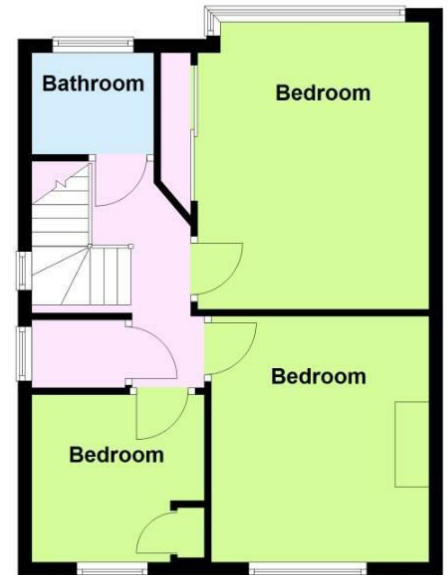
Ground Floor

Approx. 92.8 sq. metres (999.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.