



## The Crescent, Brighton



Price  
£650,000  
Freehold

- Semi-Detached Chalet Bungalow
- Large Open Plan Kitchen Dining Room
- Rear Garden With Garage/Workshop
- Council Tax Band - D
- Downstairs Bedrooms & Bathrooms
- Six Bedrooms
- Ideal Location Close To Southwick Square & Southwick Green
- Close To Local Transport Links
- In Catchment Area For Well Regarded Schools For All Ages
- Large Lounge With Bay Window

Welcome to this charming Chalet Bungalow in the sought-after location of The Crescent, Southwick. This delightful property boasts two reception rooms, six bedrooms, and two bathrooms, offering ample space for a growing family or those who love to entertain.

Situated close to the quintessential Southwick Green, this home provides a picturesque setting with a sense of community. The well-regarded schools nearby make it an ideal location for families with children.

One of the highlights of this property is the good-sized rear garden, perfect for relaxing outdoors or hosting summer gatherings. The garage/workshop provides additional space for storage or hobbies, catering to various needs.

With downstairs bedrooms offering convenience and flexibility, this home is designed to accommodate different lifestyles. The open plan kitchen dining room is a focal point, creating a welcoming space for cooking, dining, and spending quality time with loved ones.

Don't miss the opportunity to make this Chalet Bungalow your own and enjoy the comfort and convenience it has to offer in this desirable location.

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## Accommodation

### Front Door

Leading to:

### Hallway

Wood laminate flooring, radiator, doors to:

### Lounge 25'2 x 11'9 (7.67m x 3.58m)

Wood laminate flooring, double glazed bay window, radiator

### Kitchen/Dining Room 20'1 x 17'2 (6.12m x 5.23m)

Tiled flooring, double glazed window, patio doors to garden, range of eye and base level cupboards with roll top work surfaces. spaces for; washing machine, dishwasher, oven and fridge freezer, stainless steel sink drainer with mixer tap over.

### Bedroom 10'8 x 10' (3.25m x 3.05m)

Wood laminate flooring, double glazed sliding doors to garden, radiator.

### Bathroom

Wood laminate flooring, wash hand basin, low level flush w/c, bath with shower over, double glazed window, heated towel rail

### Bedroom 13'11 x 11'9 (4.24m x 3.58m)

Wood laminate flooring, double glazed bay window, radiator

### First Floor

### Bedroom One 19'3 x 9'6 (5.87m x 2.90m)

Wood laminate flooring, double glazed window

### En-suite

Vinyl flooring, low level flush w/c, wash hand basin, shower cubicle

### Bedroom Two 10'9 x 9'6 (3.28m x 2.90m)

Wood laminate flooring, double glazed window, radiator

### Bedroom Three 10' x 9' (3.05m x 2.74m)

Wood laminate flooring, double glazed window, radiator

### Bedroom Four 8'5 x 6'7 (2.57m x 2.01m )

Wood laminate flooring, double glazed window, radiator

### Outside

#### Rear Garden

mainly laid to lawn with patio area and enclosed by fencing, side access.

#### Workshop

In rear garden, brick built garage with passenger door ideal area for workshop.

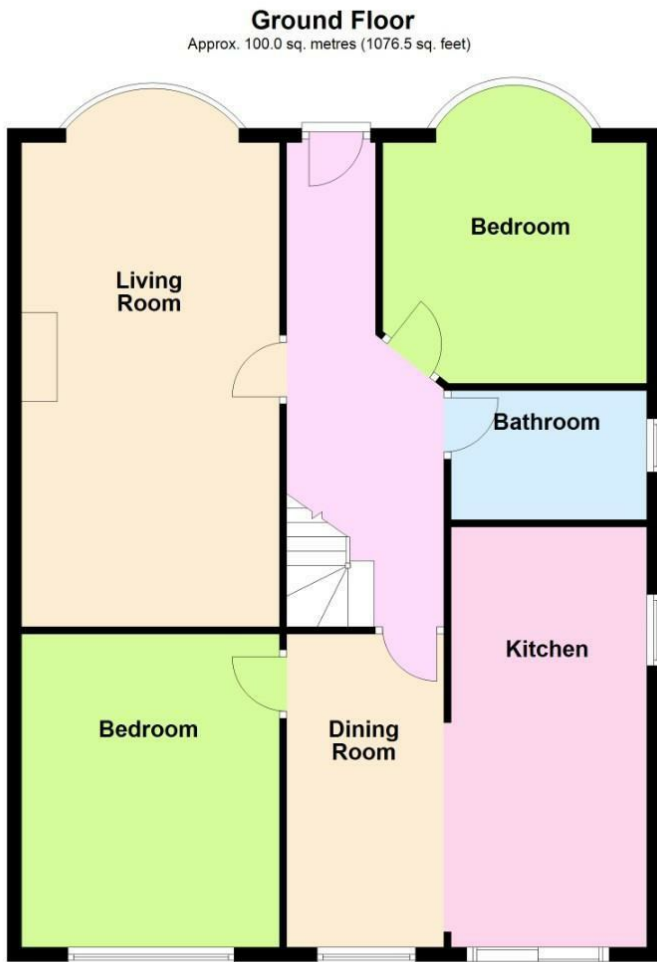


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# Floorplan



Total area: approx. 151.3 sq. metres (1629.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

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

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