



**Greenfield Crescent, Brighton, BN1 8HJ**

**welcome to**

**Greenfield Crescent, Brighton**

Fox & Sons are delighted to bring to the market this truly wonderful 4/5 bedroom family house on a large corner plot in a favoured position in Patcham with stunning views towards the South Downs. Tastefully decorated and extended by the current owners. Vendor Suited.



Standing in a commanding position enjoying panoramic views over Patcham and towards the South Downs National Park, this wonderful property is situated in a highly desirable location on the junction of Greenfield Crescent and Braybon Avenue on a large corner plot.

This spacious family home boasts four bedrooms, lounge/diner, separate stylish kitchen, utility room, large walk-in wet room, two conservatories, separate one bedroom annex with its own en-suite shower room, garage and a landscaped garden which is beautifully spacious and made private by the mature shrubs and trees which wraps around the property to three sides. There is potential for further development of the space/house (STNPC).

Ideally placed for access in and out of the city along the A23/A27 and OFSTED rated schools for all age groups, including Vardean, Dorothy Stringer, Balfour, Hertford and Vardean College. There are popular village style bistros and local shopping amenities at Fiveways and Hollingbury golf course is within half a mile.

Viewings come highly recommended to appreciate this fantastic property and sought after location.



Total floor area 191.8 m<sup>2</sup> (2,065 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Greenfield Crescent is situated just off of Braybon Avenue in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

The house is also a short walk away from Withdean Park which covers 38 acres of open space which has been carefully laid out with ornamental shrubs and flowers and also boasts a famous lilac collection. The area is very popular with walkers all year round. Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are also all accessible from this property.

Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Matalan, Argos, Pets at Home and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups, some right on the doorstep. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton City centre.

The property enjoys stunning views over Patcham and far reaching views towards The South Downs National Park and the Chattri war memorial.

## Key Information

### Schools

**Primary:** The Wishing Tree Nursery - 0.6 miles, Patcham Junior School - 0.6 miles, Patcham Infant School - 0.7 miles, Carden Primary School - 0.8 miles, Balfour Primary School - 1.1 miles, Westdene Primary School - 1.2 miles, St Bernadette's Catholic Primary School - 1.2 miles, Hertford Infant & Nursery School - 1.5 miles, Downs Junior School - 1.6 miles, Downs Infant School - 1.6 miles, Stanford Infant School - 1.9 miles, Hertford Junior School - 2.0 miles, Stanford Junior School - 2.2 miles, Coldean Primary School - 2.5 miles.

**Secondary:** Vardean College - 0.6 miles, Downs View Link College - 0.6 miles, Patcham High School - 0.7 miles, Dorothy Stringer School - 0.9 miles, Vardean School - 1.0 miles, Cardinal Newman Catholic School - 2.0 miles, BHASVIC College - 2.5 miles.

### Train Stations

Preston Park Station - 1.0 miles  
London Road Station - 1.4 miles  
Brighton Mainline Station - 2.3 miles

### Amenities

Woodbourne Avenue Shopping Parade - 0.2 miles  
Wilmington Parade Shopping - 0.3 miles  
Sainsbury's Local (Carden Avenue) - 0.6 miles  
Carden Avenue Shopping Parade - 0.9 miles  
Patcham Village - 1.0 miles  
M&S Simply Food Hall (Carden Avenue) - 1.2 miles  
Fiveways Shopping Parade - 1.3 miles  
Sainsbury's (Preston Road) - 1.4 miles  
Asda Superstore (Hollingbury) - 1.5 miles  
Preston Circus/London Road Shopping - 1.9 miles  
Seven Dials Shopping Parade - 2.3 miles  
Pavilion Retail Park (Lewes Road) - 2.3 miles  
Brighton City Centre - 3.7 miles

### Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

welcome to

## Greenfield Crescent, Brighton

- SEMI-DETACHED FAMILY HOUSE ON LARGE CORNER PLOT
- FOUR BEDROOMS & ADDITIONAL 1 BEDROOM ANNEX
- LOUNGE, KITCHEN & UTILITY ROOM
- TWO CONSERVATORIES
- BEAUTIFULLY PRESENTED THROUGHOUT & EXTENDED BY THE CURRENT OWNERS
- GARAGE & LARGE GARDEN TO 3 SIDES OF THE PROPERTY
- STUNNING VIEWS OVER PATCHAM & TOWARDS THE SOUTH DOWNS NATIONAL PARK
- VENDOR SUITED

Tenure: Freehold EPC Rating: D

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106302](https://fox-and-sons.co.uk/Property/PRP106302)



Property Ref:  
PRP106302 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01273 508761**



[PrestonPark@fox-and-sons.co.uk](mailto:PrestonPark@fox-and-sons.co.uk)



205 Preston Road, BRIGHTON, East Sussex,  
BN1 6SA



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)