



OVER 60?
Secure this property
for up to **59% less!**

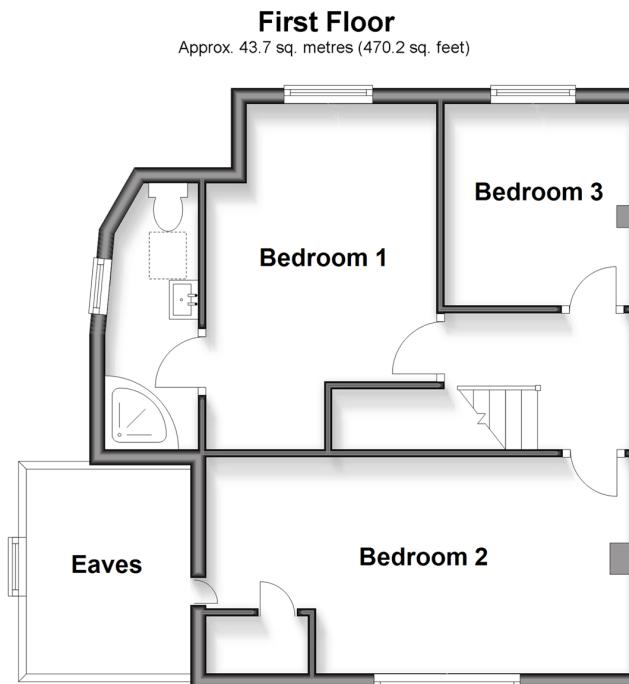
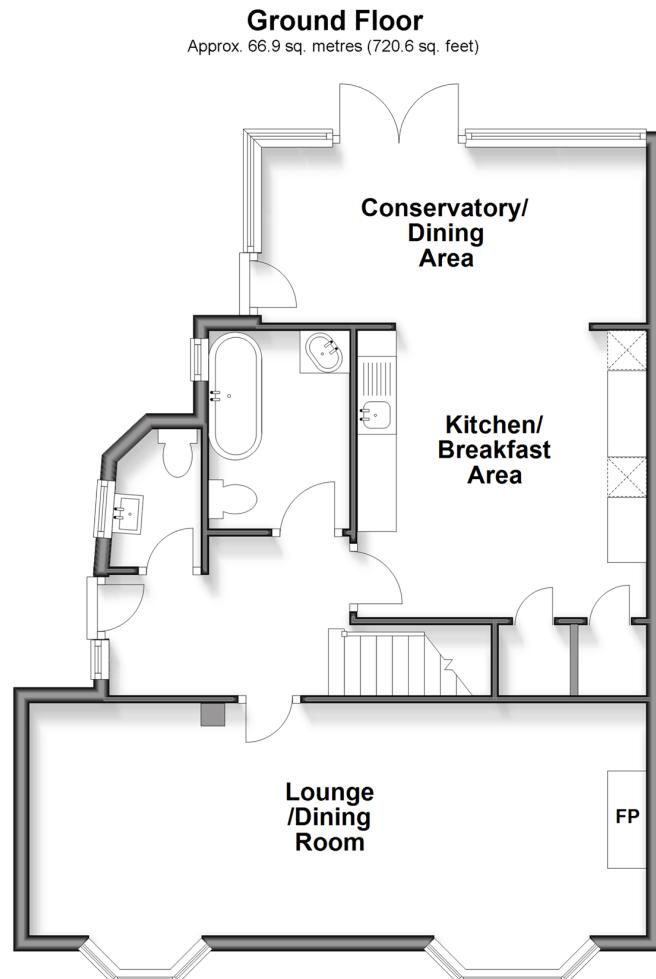
Guide Price
£500,000

Freehold

3x 2x 1x

**Elsted Crescent,
Brighton, BN1**

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Accommodation

GROUND FLOOR

Entrance Hall

Lounge / Dining Room: 26'0 x 12'1 (7.93m x 3.69m)

Kitchen /Breakfast Area: 12'0 x 11'9 (3.66m x 3.58m)

Conservatory / Dining Area: 16'7 x 7'8 (5.06m x 2.34m)

Bathroom

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'3 x 9'7 (3.43m x 2.92m)

En-Suite Shower Room

Bedroom 2: 17'9 x 9'2 (5.41m x 2.80m)

Bedroom 3: 8'4 x 7'8 (2.54m x 2.34m)

OUTSIDE

Garage & Shared Driveway

Front & Rear Garden



Main features

- **Spacious home with an abundance of light**
- **Driveway, garage, and plenty of free parking on a quiet street**
- **Unrivalled views over the South Downs (amazing sunsets!)**
- **Ample storage space & modern woodburning stove**
- **Fully renovated and modernised over the last 5 years**

Nearest Schools

Primary Schools: Carden Primary 0.2 miles, Coldean Primary 0.4 miles, Patcham Junior School 0.9 miles
Secondary Schools: Patcham High School 0.9 miles, The Alternative Centre for Education 1.0 miles, Varndean School 1.0 miles

Transport Information

Train Stations: Moulsecoomb 1.1 miles, Falmer 1.2 miles, Preston Park 1.7 miles

Address

Elsted Crescent, Brighton, BN1

Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING
CURRENT: D(62) POTENTIAL: B(82)
31706979/20250627/EBO/EBO