



58 Dale Crescent, Brighton

Offers in Region of £585,000

**MANSELL
McTAGGART**
Trusted since 1947



Mansell McTaggart Brighton & Hove

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Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 121.69 sq m / 1309.86 sq. ft



**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947



Dale Crescent

Ground Floor
Approximate Floor Area
542.39 sq. ft (50.39 sq. m)

First Floor
Approximate Floor Area
498.69 sq. ft (46.33 sq. m)

Second Floor
Approximate Floor Area
268.77 sq. ft (24.97 sq. m)

Garage
Approximate Floor Area
117.43 sq. ft (10.91 sq. m)

Outbuilding
Approximate Floor Area
66.30 sq. ft (6.16 sq. m)

Illustration for identification purposed only, measurements are approximate, not to scale.

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58 Dale Crescent

Brighton

We love this unique four double bedroom family situated in a desirable location and offered to market in excellent condition throughout.

Council Tax band: D

Tenure: Freehold

- Four Double Bedroom Semi-Detached Family Home!
- Excellent Location Close To Highly Rated Schools And Local Shops
- Exclusive To Mansell McTaggart
- Potential For Further Enlargement/Reconfiguration Subject To The Relevant Consents
- Charm And Character Throughout
- Separate Second Floor Studio Apartment Potential - Perfect For Guests Or A Rental Opportunity!
- External Studio/Office With Potential To Expand
- Stunning Wrap Around Gardens Benefitting From All Day Sun
- Private Garage With Power And Lighting
- In Excellent Condition Throughout Including A New Boiler Installed Just Three Years Ago

