



67 Greenfield Crescent Patcham

Brighton, BN1 8HL

Offers In The Region Of £500,000



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Situated in the highly sought after village suburb of Patcham, this property enjoys an enviable position on the northern edge of Brighton, offering the perfect balance between city convenience and access to the surrounding Sussex countryside. Patcham is renowned for its strong community atmosphere, excellent local amenities, and highly regarded schools, making it particularly popular with families.

Residents benefit from a range of local shops, cafés, pubs, and everyday services, while larger retail facilities can be found nearby at Hollingbury and central Brighton. The area is exceptionally well connected, with easy access to the A23 and A27 providing convenient routes to London, Gatwick Airport, and the wider South East. Regular bus services operate throughout the area, and Brighton's mainline railway station offers direct services to London and beyond.

- Three Bedroom Semi-Detached Family Home
- Dual Through Lounge / Dining Room
- Double Glazed Conservatory Overlooking Large Established Rear Garden
- Galley Style Kitchen
- Cloakroom & Shower Room
- Double Glazing & Gas Central Heating
- Shared Drive & Garage
- Potential To Extend into Loft (SNPP)
- Sole Agents. No Chain
- Epc Rating D Council Tax Band D





Upon entering this attractive 1930s semi-detached family home, you are welcomed by a spacious entrance hall featuring three useful storage cupboards. The impressive dual aspect lounge/dining room enjoys an elevated position, enhanced by a bay window that fills the space with natural light. From here, doors lead into a double-glazed conservatory spanning the full width of the property, offering delightful views over the rear garden and towards the South Downs beyond.

The galley style kitchen is fitted with a range of storage cupboards, an integrated oven and hob, and space for both a washing machine and fridge/freezer. A side facing window above the sink provides additional natural light and attractive views towards the Downs.

The first floor comprises three well-proportioned bedrooms, a separate cloakroom, and a shower room previously used as a bathroom, offering potential for reinstatement if desired. An extensive loft space presents an excellent opportunity to create additional accommodation, subject to the necessary planning permissions and building regulations, as demonstrated by several neighbouring properties.

Externally, the property benefits from a lawned and paved front garden, while a shared driveway leads to a single garage. To the rear, a large and established garden is predominantly laid to lawn and complemented by a wealth of mature trees and shrubs, creating a wonderful outdoor space for families and keen gardeners alike.

Under Section 21 of the Estate Agent of 1979, we duty bound to disclose that a Partner of Austin Gray has a personal interest in the property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.



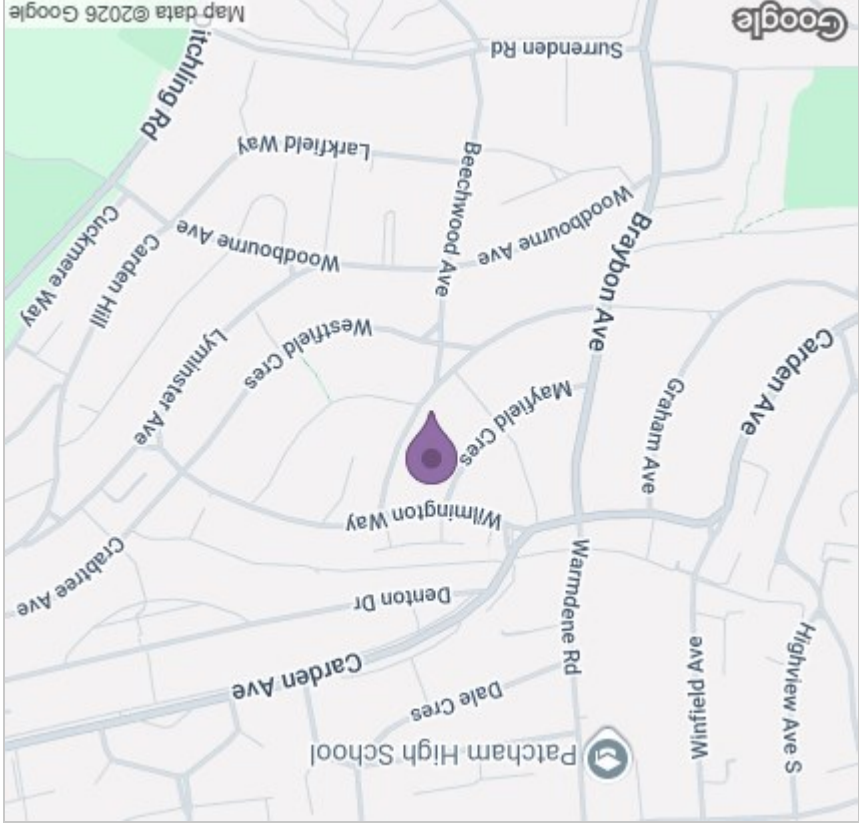
Floor Plan

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 79 | 68 |

EU Directive 2002/91/EC
 Not energy efficient - higher running costs
 A (12-15) B (11-15) C (10-15) D (9-12) E (8-10) F (7-10) G (1-7)

Very energy efficient - lower running costs

Energy Efficiency Graph



Area Map