23 Crabtree Avenue, Hollingbury, Brighton, BN1 8DE

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Guide Price £550,000 - £600,000 Freehold

- Spacious semi detached, extended family home
- Located on a large corner plot with parking
- Feature entrance hall with vaulted ceiling
- Ground floor cloakroom & utility room
- Amazing kitchen/dining/family room with bi-folds
- Stylish fitted kitchen with large island unit
- Two first floor bedrooms, one with en-suite bath
- Converted loft with two further bedrooms
- Additional second bathroom with white suite
- Level rear garden with delightful views

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Check out this super cool family home which has been imaginatively extended both in the loft space with two good size bedrooms and second bathroom, and across the width of the property on the ground floor to create a stunning kitchen/dining/family room with bi-fold patio doors and panoramic Downland views. As you arrive at the home you will appreciate the size of the corner plot which provides off street parking for a couple of cars or campervan. When you enter the property you are greeted with a spacious entrance with vaulted ceiling, roof lights and plenty of built in storage. From here you can access the ground floor cloakroom and utility space with room for appliances. To the front of the property is a separate living room with feature fireplace and built in storage cupboards and shelving. The hub of the home is an amazing kitchen/dining/family room with bi-folding patio doors. This stunning space features a vaulted ceiling with exposed structural beams, large island unit, roof lights, log burner and exposed brick wall. On the first floor is the main double bedroom and stylish en-suite bathroom and shower that boasts stunning views towards The South Downs. Just across the hall is a further double bedroom, with room for a double bed and desk space. Moving up into the converted loft space are two further bedrooms and family bathroom with white modern sanitary-ware. Outside the rear garden features a raised paved patio space and easy to manage rear garden along with a sauna. Viewing highly recommended, Exclusive to Spencer & Leigh.

Crabtree Avenue is a sought after residential road on the Patcham Hollingbury border within walking distance of popular schools and local amenities. A regular bus service to the city centre can be picked up nearby. Patcham Old Village with its bakery and quaint tea rooms are only half a mile away.

Entrance

Entrance Hallway

Living Room
14'1 x 10'6

Open Plan Kitchen/Dining Room
20'8 x 19'8

Utility Room/WC
7'7 x 7'3

Lobby
9'6 x 7'7

Stairs rising to First Floor

Bedroom
14'1 x 10'6

Bedroom
14'1 x 10'10

En-suite Bath/Shower Room
7'3 x 7'3

Stairs rising to Second Floor

Bedroom
15'9 x 8'6

Bedroom
12'2 x 7'7

Family Bathroom
7'3 x 6'7

OUTSIDE

Rear Garden

Sauna
8'6 x 3'7

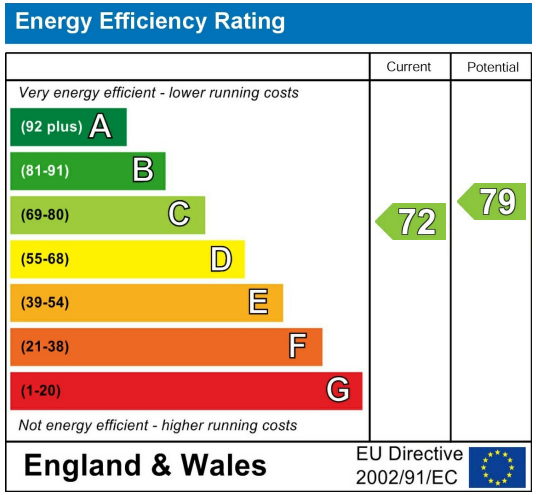
Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 8Mbps, Superfast 212Mpbs & Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

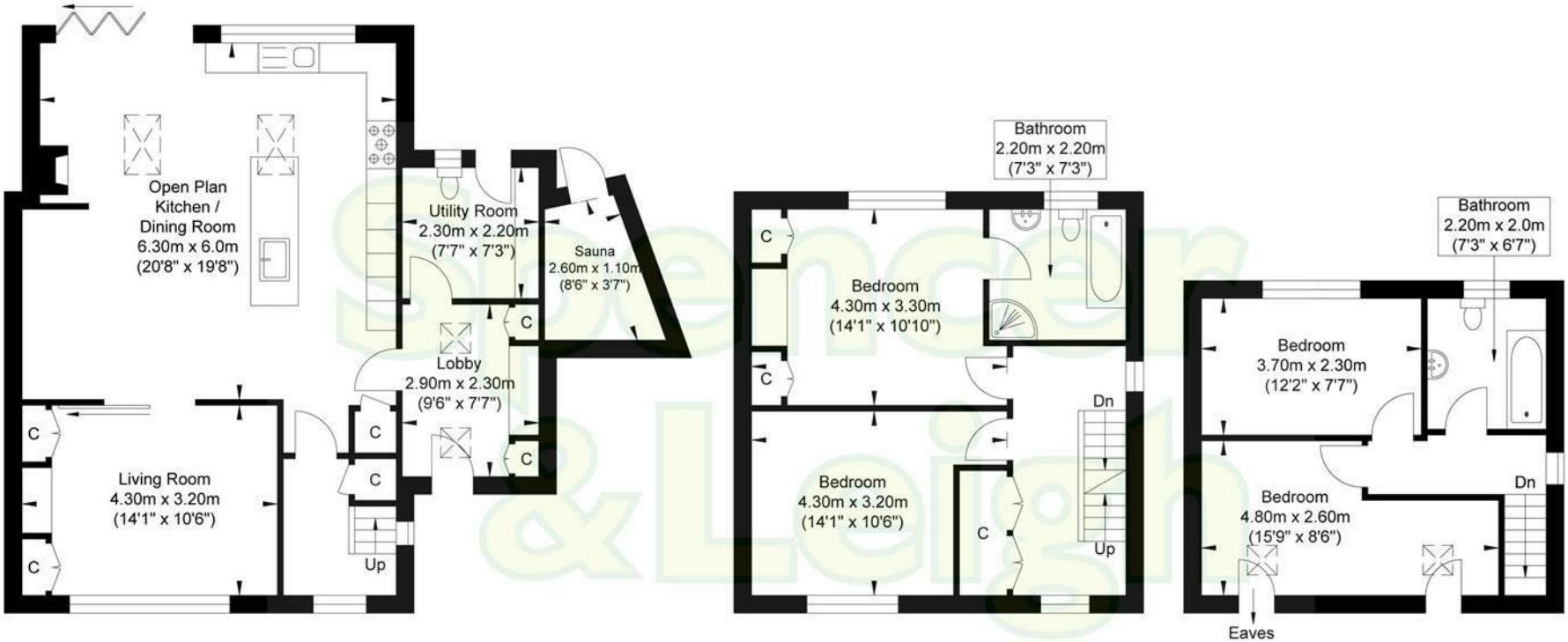
Council:- BHCC
Council Tax Band:- C



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Crabtree Avenue



Ground Floor
Approximate Floor Area
798.90 sq ft
(74.22 sq m)

First Floor
Approximate Floor Area
440.78 sq ft
(40.95 sq m)

Second Floor
Approximate Floor Area
312.15 sq ft
(29.0 sq m)

Approximate Gross Internal Area = 144.17 sq m / 1551.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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