

**Spencer
& Leigh**



40 Greenfield Crescent, Patcham, Brighton, BN1 8HJ

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Guide Price £475,000 - £500,000 Freehold

- Semi detached family home
- Four good size bedrooms
- Large open plan kitchen/diner
- Open plan lounge
- Family bathroom with separate shower cubicle
- Downstairs cloakroom/WC
- Utility area for housing those noisier appliances
- No ongoing chain
- Large well stocked rear garden
- Beautiful far reaching views of the South Downs

GUIDE PRICE £475,000 - £500,000

SUPERB VIEWS & GREAT SIZE FAMILY ACCOMMODATION WITH NO CHAIN! This spacious four-bedroom chalet bungalow set on Greenfield Crescent, with far-reaching views across the Downs, is one to view. On the ground floor, there is a large open plan kitchen/diner with patio doors leading out onto a terraced garden, which is open plan to a cosy family room with a feature wood burner. There is also a utility area, downstairs W/C and two good-sized bedrooms. On the first floor, there is a family bathroom with a white suite, a separate shower cubicle, and two more good-sized bedrooms. Outside the south-facing garden is a true delight with mature shrub borders, rambling rose bushes, an apple tree, grapevine and strawberry and herb beds. Internal inspection is highly recommended to appreciate this spacious home!



Greenfield Crescent is a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance hallway

Living room/Bedroom 4
13'10 x 10'2

Family room
14'0 x 10'2

Kitchen/dining room
17'7 x 10'5

Utility room

Bedroom
11'6 x 8'5

Stairs rising to

First floor landing

Bedroom
13'11 x 10'2

Bedroom
18'8 x 7'11

Family bathroom

OUTSIDE

Front & Rear Garden

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Unrestricted on-street parking

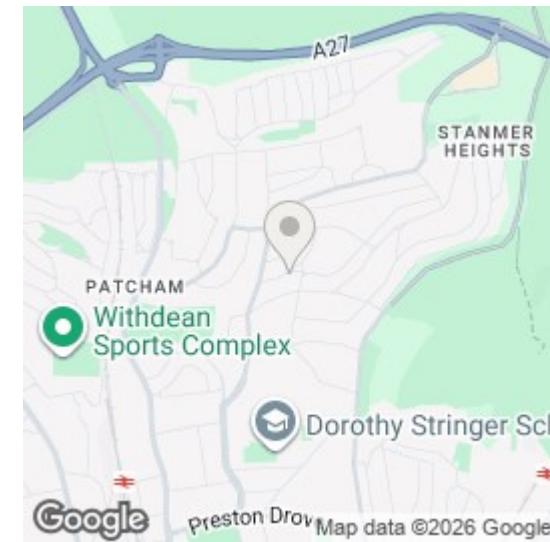
Broadband: Standard 15 Mbps, Superfast 65 Mbps, Ultrafast 1800Mbps available (OFCOM checker)

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.

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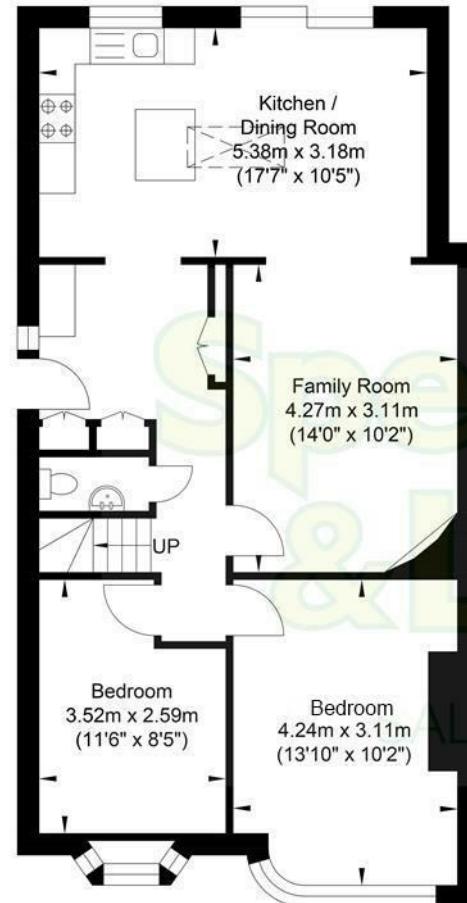
Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

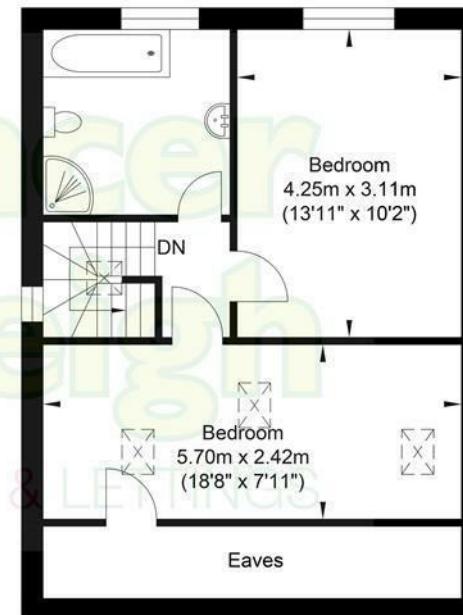
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Greenfield Crescent, Brighton



Ground Floor
Approximate Floor Area
702.23 sq ft
(65.24 sq m)



First Floor
Approximate Floor Area
492.55 sq ft
(45.76 sq m)

Approximate Gross Internal Area = 111.0 sq m / 1194.79 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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