



Guide Price

£400,000

Freehold

3x  1x  1x 

**Crespin Way, Brighton,
East Sussex, BN1**

cubitt & west
Helping you move forwards



Main features

- Spacious family home in quiet and friendly community
- Popular Hollingdean location, close to good schools
- Driveway and garage
- Large, tiered rear garden with side access
- Easy access to Brighton city centre

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge/Diner : 23'1 x 11'3 (7.04m x 3.43m)
- Study : 10'4 x 7'8 (3.15m x 2.34m)
- Office : 10'5 x 9'0 (3.18m x 2.75m)
- Kitchen : 17'4 x 14'9 maximum (5.29m x 4.50m)
- Cloakroom

LOWER GROUND FLOOR

- Garage

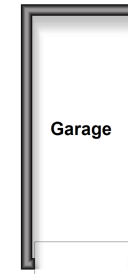
FIRST FLOOR

- Landing
- Bedroom 1: 12'9 x 11'8 maximum (3.89m x 3.56m)
- Bedroom 2: 13'9 x 11'2 (4.19m x 3.41m)
- Bedroom 3: 12'9 x 7'9 (3.89m x 2.36m)
- Bathroom

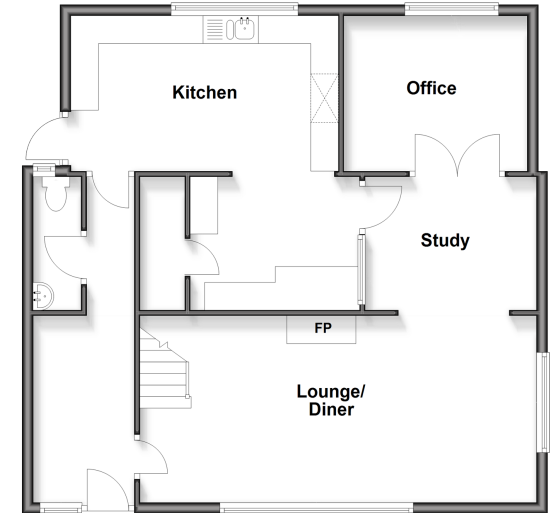
OUTSIDE

- Front & Rear Garden

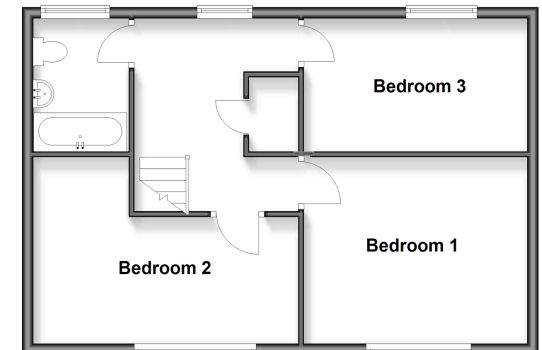
Lower Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor
Approx. 77.2 sq. metres (831.0 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.5 sq. feet)



Call Fiveways - 01273 564444 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- 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



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