

Price guide £475,000 Freehold



28 Crescent Drive North,
Brighton, BN2 6SQ

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Price Guide: £475,000 - £500,000 Nestled in this sought-after road in Woodingdean, this well presented four bedroom house offers an exceptional living experience. The property boasts STUNNING VIEWS that can be enjoyed from various vantage points within the home. As you enter, you will be greeted by SPACIOUS living areas that are perfect for both relaxation and entertaining. The well designed layout ensures that each room is filled with natural light, enhancing the overall warmth and comfort of the home. The FOUR GENEROUSLY SIZED bedrooms provide ample space for family living or guests, making it an ideal choice for those seeking a family home. In addition to it's impressive interior, this property features a GARAGE and OFF ROAD PARKING, providing convenience and security for your vehicles. The POPULAR residential location further adds to the appeal, with local amenities, schools, and parks within easy reach, making it a perfect setting. Viewings are highly recommended. Energy Rating: C69 Exclusive to Maslen Estate Agents



Front door to:

Hallway

Cupboard housing meters, doors to all rooms, wooden flooring, radiator.

Lounge

Bay window to front, radiator, wooden flooring.

Bathroom

WC, wash hand basin with mixer tap & storage below, panelled bath with mixer tap, wall mounted shower unit, tiled walls, wet room flooring, towel rail, window to side with frosted glass.

Bedroom

Window to front, radiator, wooden flooring.

Bedroom

Window to side, radiator, wooden flooring.

Dining Room

Stairs rising to first floor, radiator, window to rear with pretty views, archway into:

Kitchen

Range of wall & base units with roll edged work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset hob, integrated oven, space for dishwasher, space for fridge/freezer, part tiled walls, wooden flooring, radiator, window to rear with pretty views, door to:

Utility Room

Space & plumbing for washing machine, space for tumble dryer, tiled walls, tiled floor, window to rear, door to side leading to rear garden.

First Floor Landing

Velux window, doors to all rooms.

Bedroom

Windows to side & rear with stunning views towards the sea, radiator, range of built in wardrobes.

Shower Room

WC, wash hand basin with mixer tap & storage below, shower cubicle with electric shower unit, Velux window, ladder style heated towel rail, laminate flooring, part tiled walls, eaves storage cupboards.

Bedroom

Velux window, window to front, eaves storage cupboard, radiator.

Outside

Front Garden

Laid to paving, pathway to front door, driveway providing off road parking for several vehicles leading to garage, double gates.

Rear Garden

Patio seating area, area laid to lawn, a variety of flowering shrubs, plants & trees, enclosed by timber fencing & brick walling.

Garage

Up & over door.

Total approx floor area

129.79 sq.m. (1397.04 sq.ft.)

Council Tax Band D

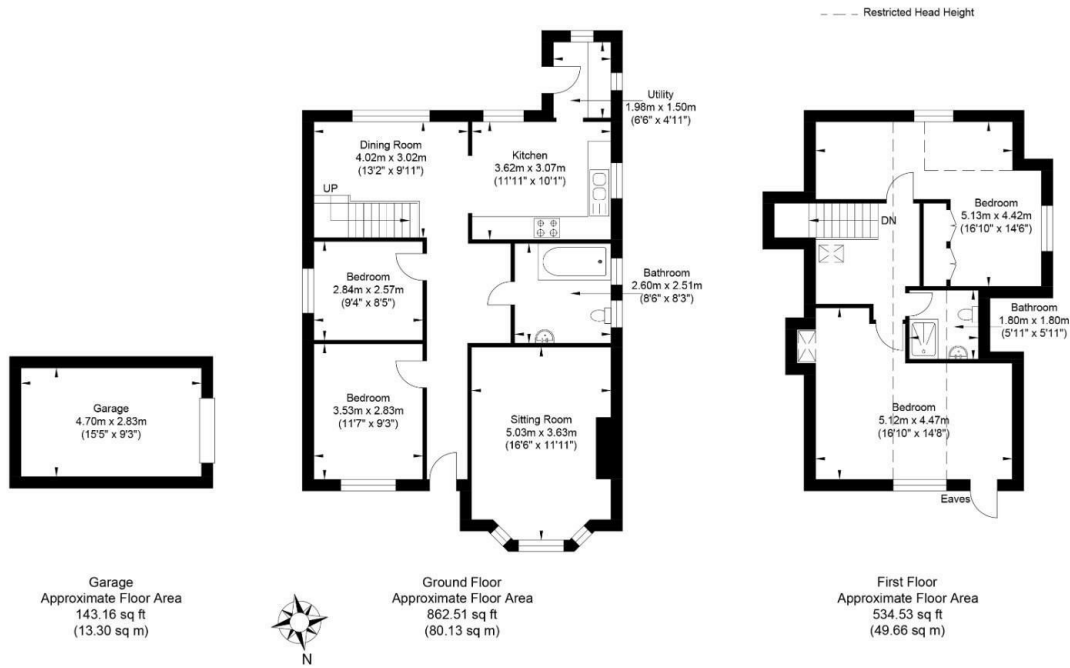
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Crescent Drive North



Approximate Gross Internal Area (Excluding Garage) = 129.79 sq m / 1397.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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