



GROSS INTERNAL AREA  
 FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 68 m<sup>2</sup>  
 TOTAL: 154 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Total Area Approx 1657.64 sq ft

12 Talbot Crescent, Brighton, BN1 9GG

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**Guide Price £500,000-£550,000**  
**Freehold**



## 12 Talbot Crescent, Brighton, BN1 9GG

### Approach

Raised front garden infilled with white pebbles, block paved forecourt with off road parking.

### Porch

Tiled floor.

### Entrance Hall

Marble tiled floor, understairs storage cupboard.

### Open-Plan Lounge/Dining Room

9.41m x 9.38m (30'10" x 30'9")  
Marble tiled floor, exposed brick chimney breast with open fire, French doors to garden.

### Kitchen/Breakfast Room

4.19m x 6.52m (13'8" x 21'4")  
Modern fitted kitchen with range of handleless units at eye and base level, granite worktops with over counter downlighters, centre island with induction hob and breakfast bar overhang, twin 'Neff' ovens, integrated tall fridge and freezer, built in dishwasher, butler sink with mixer tap with extendable hose, marble tiled floor, cupboard housing combi boiler, door to rear garden.

### Utility Area

0.88m x 3.42m (2'10" x 11'2")  
Space and plumbing for washing machine, marble tiled floor.

### Walk-In Pantry

2.0m x 2.09m (6'6" x 6'10")  
With matching larder style kitchen units, marble tiled floor.

### Wet Room

Metro tiled walls, mosaic tiled floor. Shower area with raised wall mounted shower head, wash basin with storage cupboard below, low level wc.

### First Floor Landing

Fitted carpet, entrance to loft, window to front with panoramic views towards Stanmer Park and surrounding area.

### Bedroom

3.43m x 4.59m (11'3" x 15'0")  
Oak flooring, window to rear, built in cupboard.

### Bedroom

3.42m x 2.14m (11'2" x 7'0")  
Window to rear, fitted carpet.

### Bedroom

4.42m x 3.17m (14'6" x 10'4")  
Varnished wood flooring, window to rear.

### Bedroom

4.42m x 3.37m (14'6" x 11'0")  
Fitted carpet, window to side.

### Bathroom

Fully tiled, free standing claw foot bath with mixer tap incorporating hand shower, wash handbasin, low level wc, heated towel rail.

### Large Rear Garden

Terraced on two main levels with artificial grass, further raised paved patio with hot tub, timber decked section with large shed, walled and fenced boundaries, gated side access.

\*\*\* GUIDE PRICE £500,000-£525,000 \*\*\*

A beautifully presented and substantial four bedroom semi-detached house offering over 150 square meters of well-designed accommodation. Set back from the road behind a small green with off-road parking space and an open aspect at the front with panoramic views towards Stanmer Park and the surrounding area. Stylish interior finished in modern neutral tones and completed to a high standard. Generously sized open-plan living accommodation which flows through to a sizeable modern kitchen with central island and built-in appliances plus a walk in pantry, separate utility area and wet room. Upstairs there are four generously proportioned bedrooms plus luxury bathroom with freestanding claw-foot bath. Large landscaped garden designed with low maintenance in mind which is a great space for entertaining and includes a hot tub for relaxation. An ideal family home with space to spread out, situated on the outskirts of Brighton in a popular residential area. Close to local shops, schools and frequent buses into the city centre and surrounded by green spaces including Stanmer Park. No onward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(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	

Council Tax Band: C

- Beautifully Presented
- Substantial Four Bedroom Semi
- Luxury Bathroom Plus Wet Room
- Over 150 Square Meters
- Off-Road Parking Space
- Sizeable & Open-Plan Living Accommodation
- Modern Kitchen with Built-In Appliances
- Large Low Maintenance Garden
- Popular Coldean Village
- NO ONWARD CHAIN