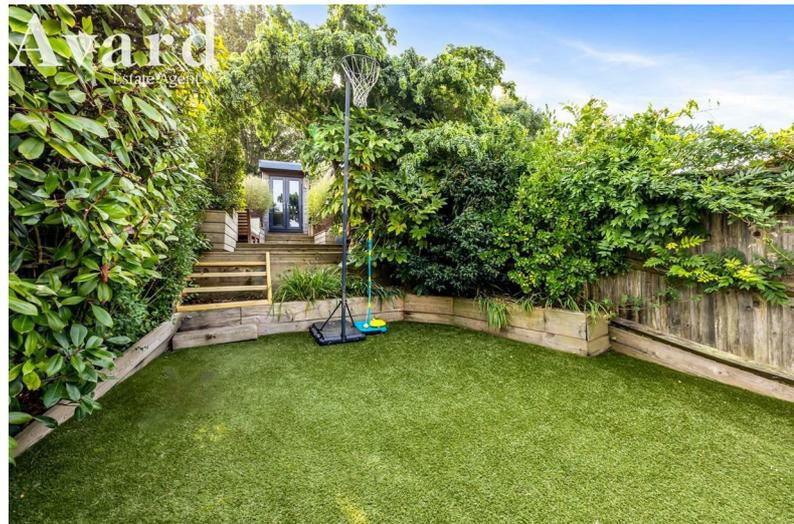Avard
Estate Agents

46 Greenfield Crescent
, Brighton, BN1 8HJ
Guide price £600,000

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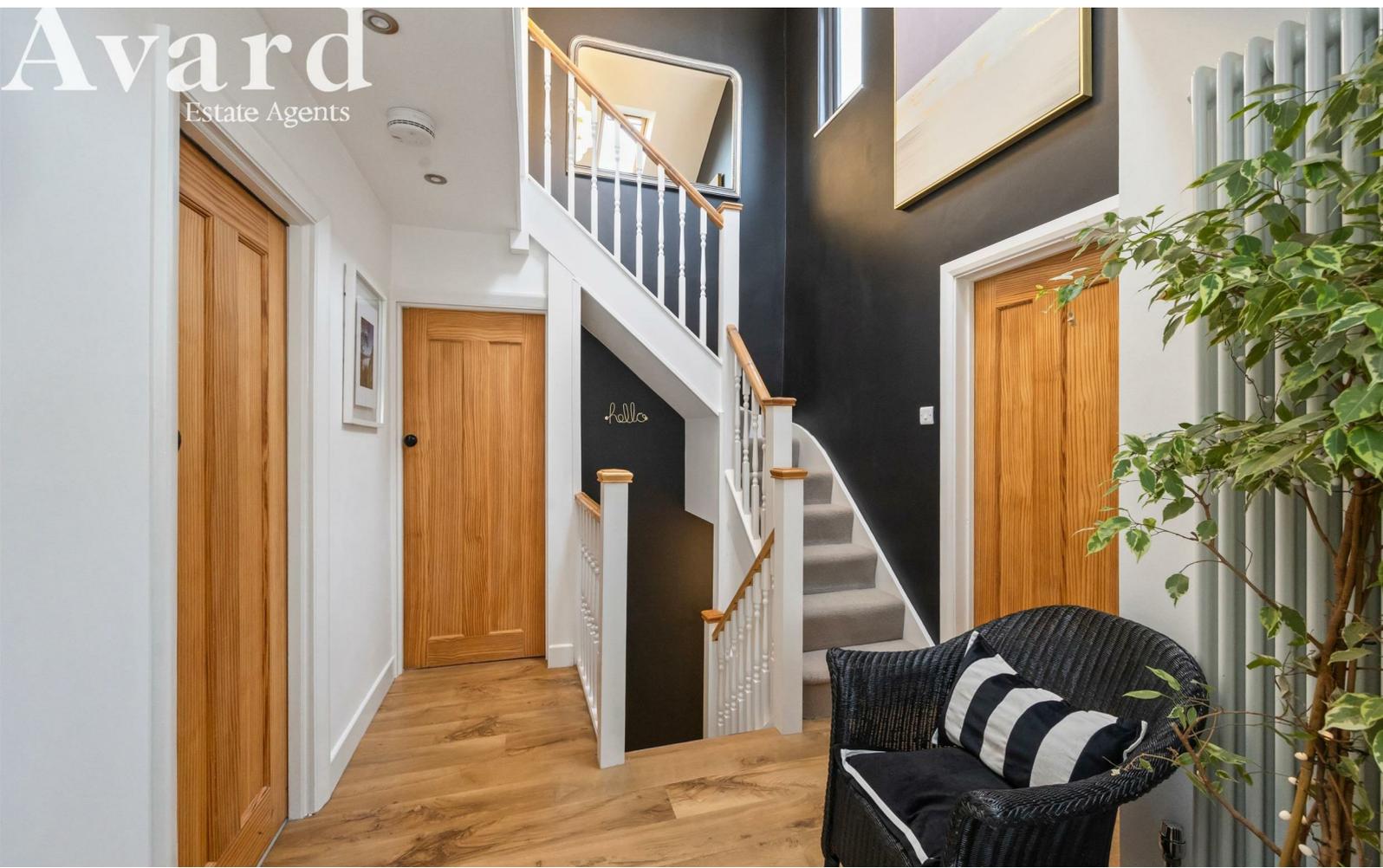# 46 Greenfield Crescent

Description

Guide Price £600,000-£625,000

Located in the charming Greenfield Crescent of Brighton, this semi-detached house offers a delightful blend of modern living and classic character. Built in 1930, the property has been thoughtfully extended over three floors, providing ample space for families or those seeking a comfortable home.

With four bedrooms, this residence is perfect for accommodating family members or guests. One of the bedroom's features an en suite shower room, adding a touch of luxury and convenience. The two reception rooms are versatile spaces that can be tailored to your needs, whether for entertaining, relaxing, or working from home.

The house is in excellent condition throughout, ensuring that you can move in with ease and enjoy your new surroundings immediately. The well-appointed kitchen and bathrooms reflect contemporary design, making daily living a pleasure.

- 4 Bedroom's
- En Suite Shower Room
- Excellent Order Throughout
- Fully Extended

- Must Be Viewed

- Spanning Across 3 Floors
- Luxury Bathroom Suite
- Ideal Utility Room
- 1,376 Square Feet/127.6 Square Meters
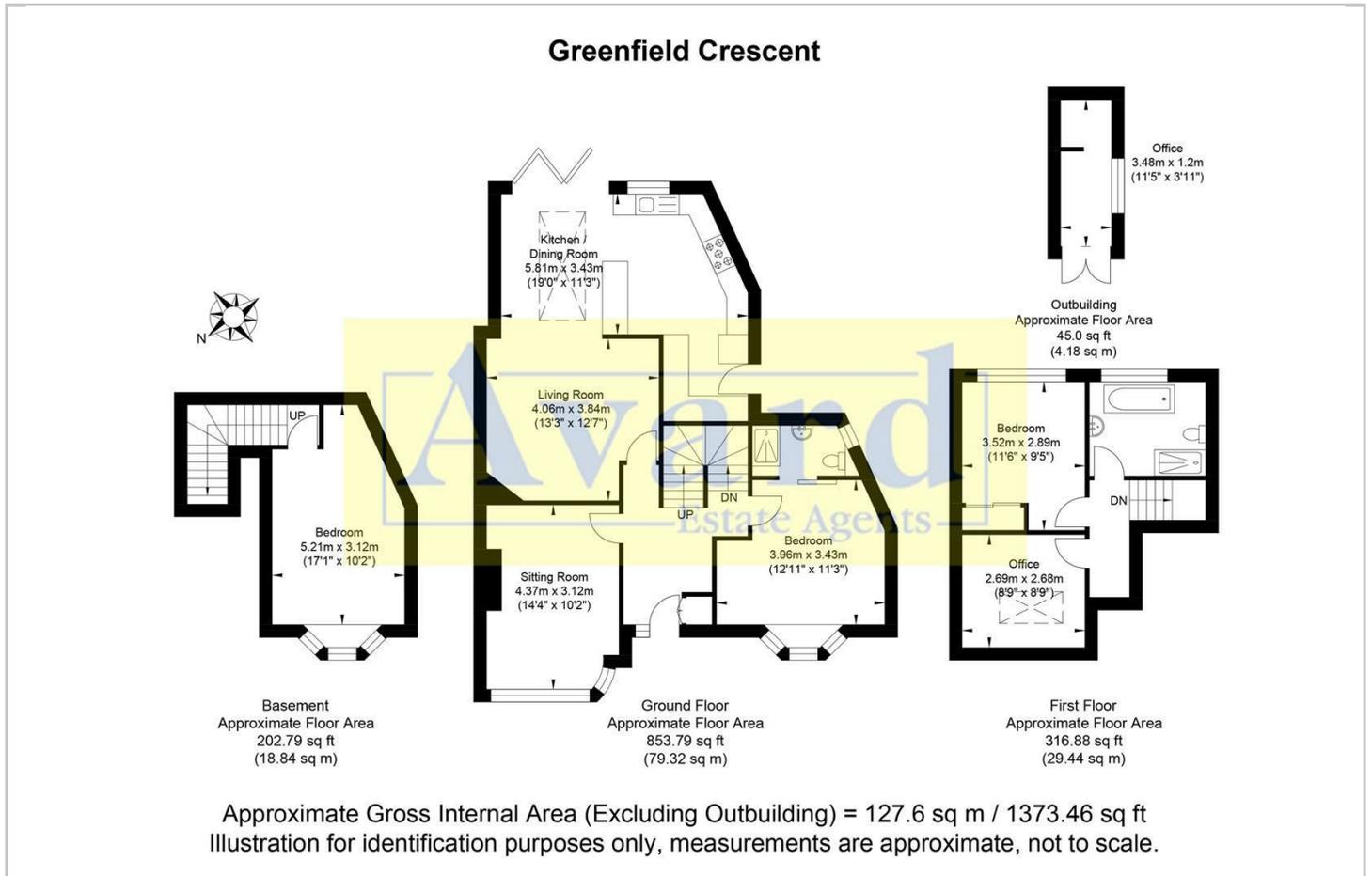- Beautiful Family Home

Floor Plan

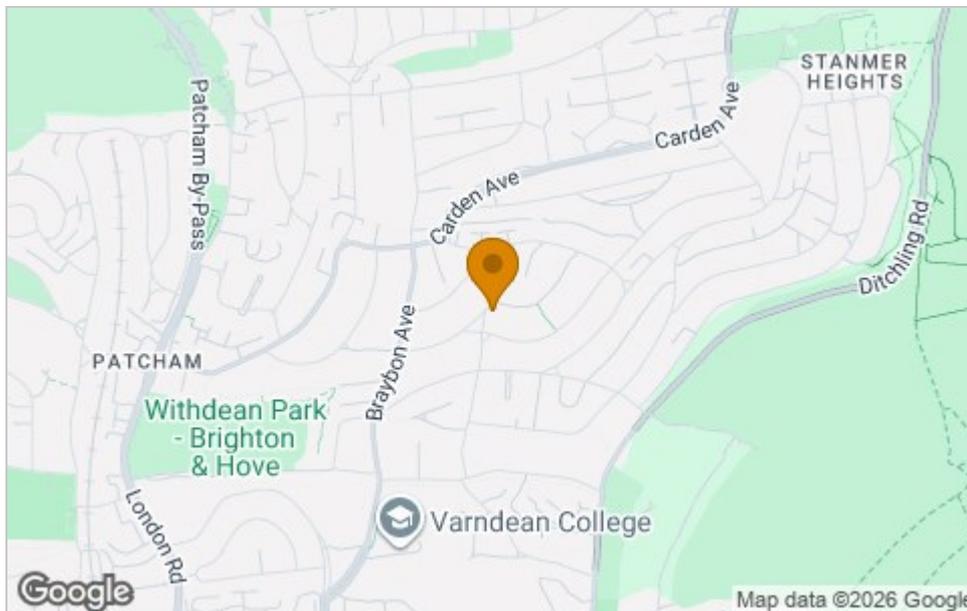## Greenfield Crescent

Kitchen / Dining Room
5.81m x 3.43m
(19'0" x 11'3")

Office
3.48m x 1.2m
(11'5" x 3'11")

Outbuilding
Approximate Floor Area
45.0 sq ft
(4.18 sq m)

Living Room
4.06m x 3.84m
(13'3" x 12'7")

N

UP

Bedroom
5.21m x 3.12m
(17'1" x 10'2")

DN
UP

Bedroom
3.52m x 2.89m
(11'6" x 9'5")

DN

Sitting Room
4.37m x 3.12m
(14'4" x 10'2")

Bedroom
3.96m x 3.43m
(12'11" x 11'3")

Office
2.69m x 2.68m
(8'9" x 8'9")

Basement
Approximate Floor Area
202.79 sq ft
(18.84 sq m)

Ground Floor
Approximate Floor Area
853.79 sq ft
(79.32 sq m)

First Floor
Approximate Floor Area
316.88 sq ft
(29.44 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 127.6 sq m / 1373.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map

Map data ©2026 Google

Energy Efficiency Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

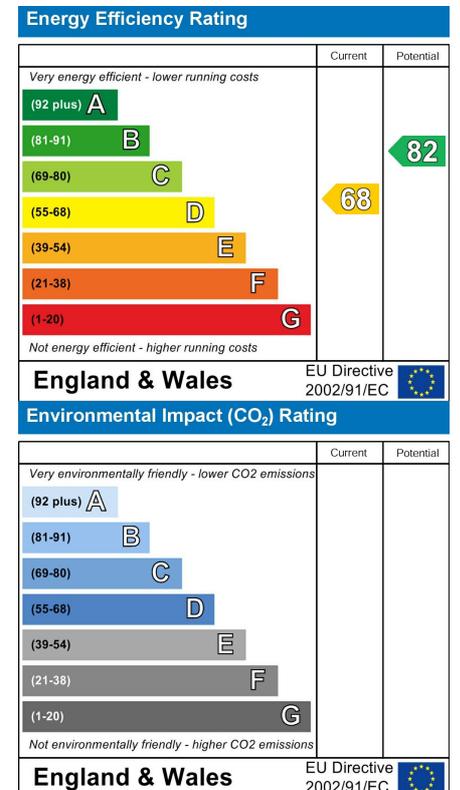|		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales EU Directive 2002/91/EC

Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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