



38 Greenfield Crescent, Brighton BN1 8HJ

Asking Price Of £550,000

- SKILLFULLY EXTENDED AND UPDATED
- FOUR BEDROOMS
- BATHROOM
- SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- GOOD SIZE GARDEN
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are delighted to offer to market this stunning family home having been skilfully extended and updated by the present owners to an excellent standard with the property now offering versatile four bedroom accommodation arranged over two floors with a modern bathroom and shower room. The property features a contemporary kitchen which opens onto the living/dining room and good size secluded rear garden.

OUTSIDE

FRONT GARDEN Laid to lawn.

REAR GARDEN South facing and secluded, being laid to lawn with patio area.

ENTRANCE HALL Radiator.

KITCHEN Incorporating sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with stainless steel extractor over, electric oven, integrated fridge/freezer, washer/dryer and dishwasher, cupboard housing 'Worcester' gas-fired boiler, UPVC double glazed window, tiled splashback, breakfast bar, 'French' doors to garden.

LIVING/DINING ROOM UPVC double glazed window, understairs storage, radiator. Double doors with motorised blinds.

BEDROOM 2 UPVC double glazed window with far reaching views, radiator.

BEDROOM 3 UPVC double glazed window with far reaching views, radiator.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., UPVC double glazed window, tiled walls and floor, heated ladder style towel rail.

FIRST FLOOR

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 4 Two velux windows, eaves storage, radiator.

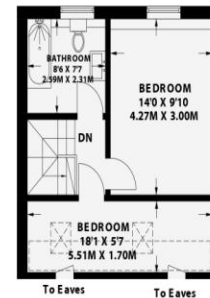
BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, wash-hand basin with drawers under, low level w.c., heated ladder style towel rail, tiled floor and part tiled walls, UPVC double glazed window.

GREENFIELD CRESCENT

BRIGHTON

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
976 sq ft / 90.7 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1032 sq ft / 95.9 sq m



First Floor
355 sq ft / 33.0 sq m



Ground Floor
677 sq ft / 62.9 sq m



Site Plan



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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