

40 Greenfield Crescent, Brighton BN1 8HJ

Guide Price Of:
£500,000 - £550,000

- FOUR GOOD SIZE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- STUNNING VIEWS
- TIERED REAR GARDEN
- CLOAKROOM
- SKILFULLY EXTENDED

Whitlock and Heaps are delighted to offer to market this semi detached family home that has been extended over recent years to now offer good size and versatile four bedroom accommodation with a spacious family bathroom. A particular feature is the extended kitchen, dining and living room with log burner and sliding patio door leading to the tiered rear garden with stunning views towards the south downs. Situated in this desirable location being easily accessible for local amenities.

OUTSIDE

REAR GARDEN Tiered rear garden with two patio sections and lawned area, borders with rambling roses, grape vines and an apple tree, strawberry and herb border, gate offering side access, Garden shed.

Council Tax D (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

ENTRANCE HALL Range of fitted cupboards, 'Vailliant' gas-fired boiler, plumbing for washing machine, UPVC double glazing.

CLOAKROOM Comprising low level w.c., wash-hand basin.

BEDROOM 3 UPVC double glazed window, radiator.

KITCHEN/DINING ROOM Incorporating sink with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, central island, '5-ring gas hob with stainless steel extractor over, electric oven, space for fridge/freezer, integrated dishwasher, radiator, space for table and chairs, UPVC double glazed window and sliding patio door to garden. Sky light.

LIVING AREA Log burner, radiator.

BEDROOM 2 Stunning views towards the downs, UPVC double glazed window, radiator.

FIRST FLOOR

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 4 Three velux windows, radiator, eaves storage.

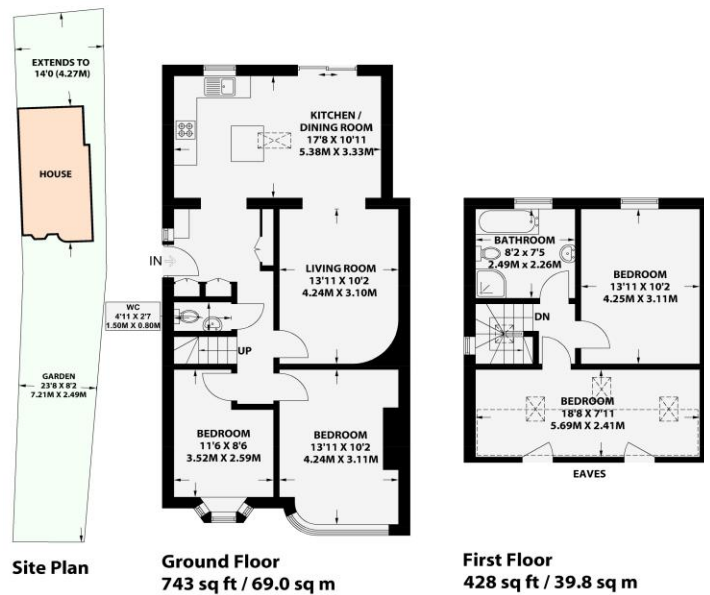
BATHROOM White suite comprising panelled bath with mixer tap, separate walk-in shower with tiled surround, pedestal wash-hand basin, low level w.c., UPVC double glazed window, tiled floor, heated ladder style towel rail.

GREENFIELD CRESCENT

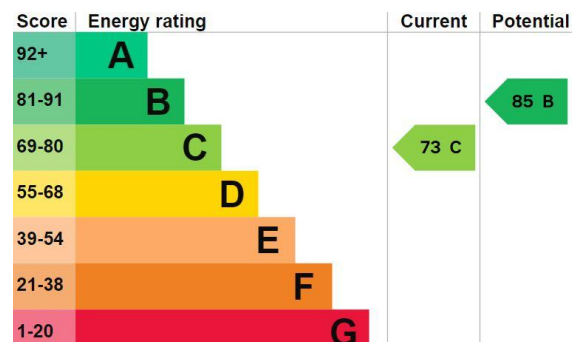
PATCHAM

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1081 sq ft / 100.4 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1171 sq ft / 108.8 sq m



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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