



44, Mayfield Crescent, Patcham, Brighton BN1 8HQ

Spencer  
& Leigh



44, Mayfield Crescent,  
Patcham, Brighton BN1 8HQ

Guide Price £450,000 - Freehold

- Attractive family home
- Three good sized bedrooms
- 24' dual aspect lounge dining room
- Modern fitted kitchen
- Conservatory overlooking garden
- Beautiful distant views
- Larger than usual lawn garden with decked terrace
- Off road parking for 2 vehicles
- Scope to extend
- Well presented throughout

Having a 100' lawn rear garden, beautiful panoramic views towards the South Downs and off road parking for two cars, this attractive family home ticks many boxes! The well laid out accommodation features three good sized bedrooms along with an impressive 24' lounge dining room, a modern fitted kitchen and a conservatory. The property has been well cared for and has a neutral decorative theme throughout. If extra space is required the accommodation may be extended into the attic space generating a forth bedroom and second bathroom. Many of the original features from the 1930s are still present which blends well with modern amenities such as gas fired central heating and double glazed windows. The location is particularly popular as it falls within the catchment for sought after schools and offers easy access to the commuter links. Internal viewing is highly recommended.



Mayfield Crescent is conveniently located within walking distance of local shops and a regular bus service to the city centre. Patchams amenities which include a library, a medical centre and the attractive Old Village can all be accessed nearby. Both the A23 and A27 offering access to the surrounding areas are quite amenable by car.





Entrance hall

Lounge  
12'11" x 12'6"

Dining Room  
12'11 x 12'6

Conservatory

Kitchen  
11'7" x 7'6"

Bathroom  
7'6" x 7'4"

Bedroom  
12'6" x 9'3"

Bedroom  
12'10" x 11'1"

Bedroom  
7'6" x 7'3"

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
108 Old London Road, Patcham

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

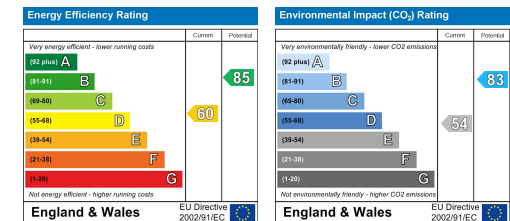
Continue onto Patchdean

Turn left onto Carden Avenue

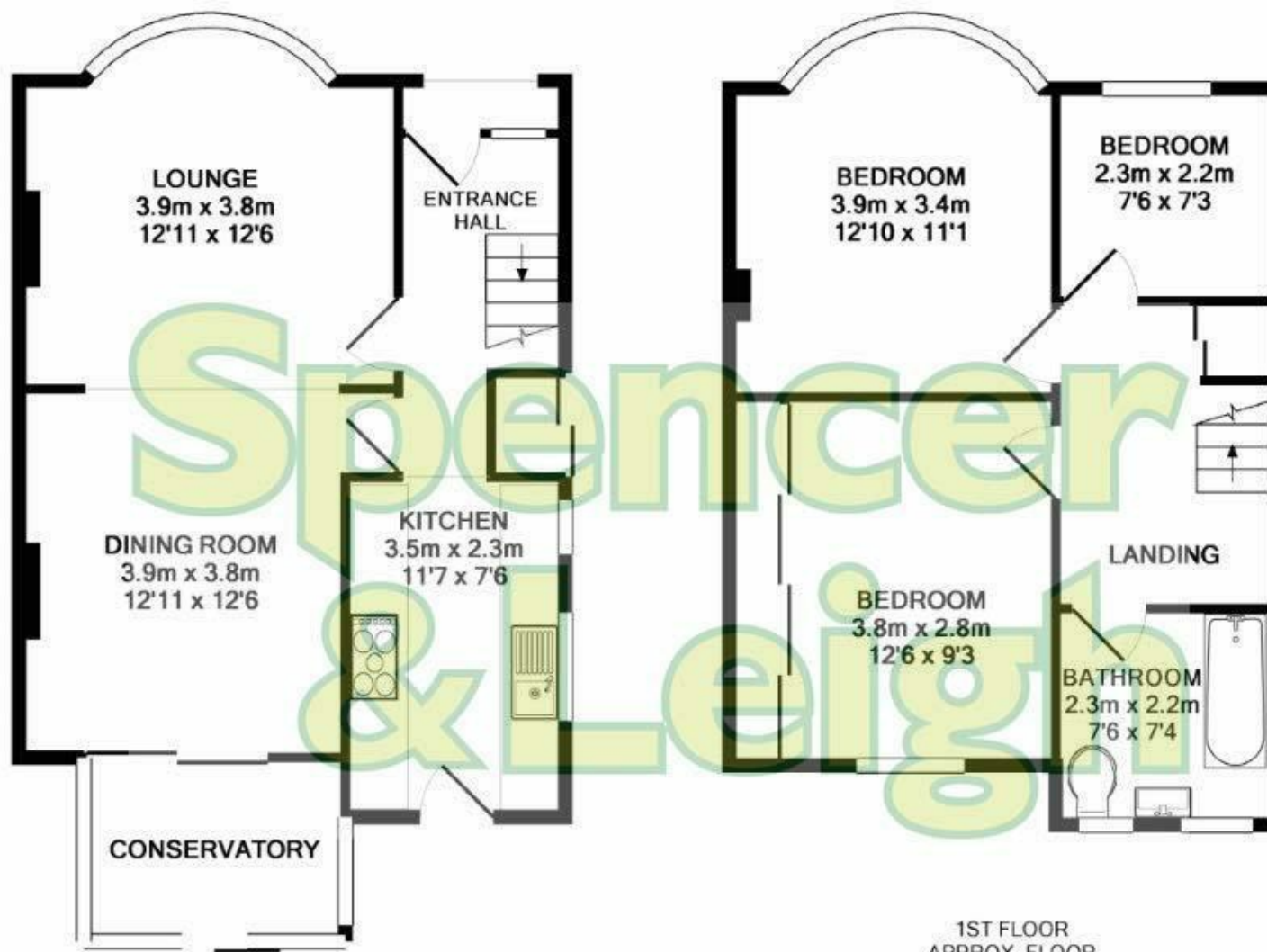
Turn right onto Braybon Avenue

Turn left onto Mayfield Crescent

Arrive: Mayfield Crescent, Brighton



**Spencer & Leigh**



GROUND FLOOR  
APPROX. FLOOR  
AREA 46.9 SQ.M.  
(504 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 42.2 SQ.M.  
(455 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.1 SQ.M. (959 SQ.FT.)

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