

**Spencer  
& Leigh**



**25, Birch Grove Crescent, Hollingbury, Brighton BN1 8DN**



25, Birch Grove Crescent,  
Hollingbury, Brighton BN1 8DN

Offers In Excess Of £450,000 - Freehold

- Extended semi detached house
- Self contained one bedroom annex
- Four further bedrooms
- Arranged over three floors
- Modern fitted 20' kitchen
- Family bathroom & Shower room
- Fabulous distant views
- Good sized lawned garden
- No on going chain
- Great investment or family home

The words "tardis" and "versatility" spring to mind when describing this extended semi detached property which has its very own self contained annex! With this in mind, the property would suit an extended family or buy to let investor as a monthly rent of £2350 per calendar month could potentially be achieved (subject to HMO standards). The property has a neutral decorative theme throughout and features a modern kitchen/breakfast room, a good size lounge, modern fitted bathroom, three good sized bedrooms in addition to a spacious attic room, all of which are situated in the main body of the house. The self contained annex has its own private entrance, a good size lounge, separate kitchen, a double bedroom and a shower room. Both parts of the house benefit from glorious distant views towards the South Downs and conveniently have their very own outside garden. Offered for sale with no on going chain, properties such as this rarely become available making early viewing strongly advised. Regular bus services to the City Centre and Universities are easily accessible along with popular local schools and nearby shops.



Birch Grove Crescent is ideally situated for many local amenities which include Asda, Argos and Marks & Spencer food hall along with what are considered to be good local schools. There is easy access to travel networks in and out of the city.



## MAIN HOUSE

Entrance hallway

Lounge  
14'8" x 10'5"

Kitchen/Diner  
20'9 x 10'5

Reception room/Bedroom  
16'3 x 11'1

Stairs leading to first floor

Landing

Family bathroom  
8' x 6'

Bedroom  
12'9 x 8'11

Bedroom  
13'3 x 9'2

Attic room  
29'11 x 7'3

## SELF CONTAINED ANNEX

Entrance hall

Bedroom  
13'2 x 10'3

Shower room

First floor

Living room  
20'9 x 9'2

Kitchen  
10'2 x 7'4

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

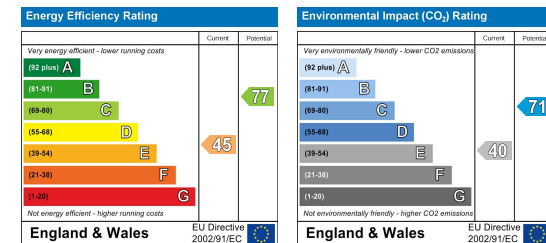
Bear right onto Patchdean

Turn left onto Carden Avenue

Turn right onto Denton Drive

Turn right onto Birch Grove Crescent

Finish on Birch Grove Crescent



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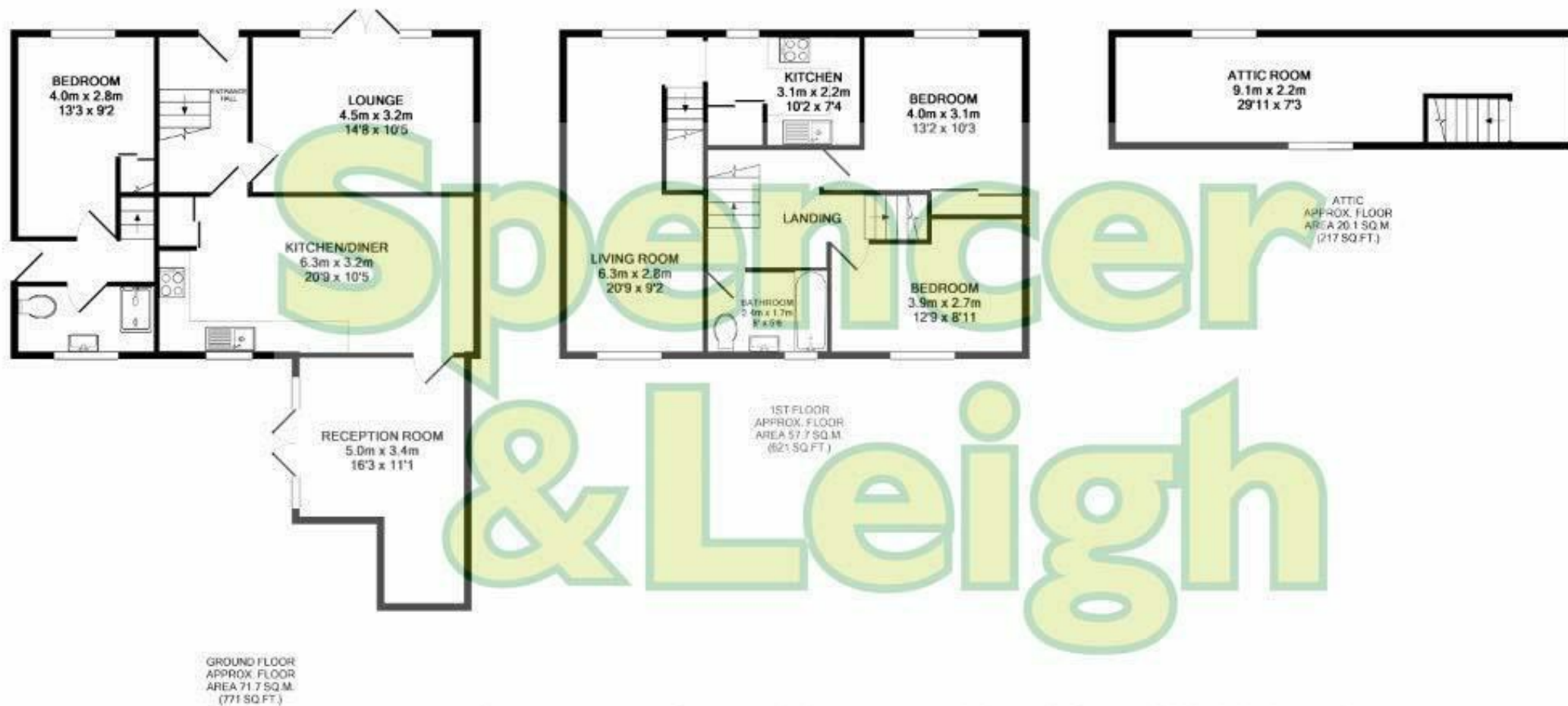
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**Spencer & Leigh**





TOTAL APPROX. FLOOR AREA 149.5 SQ.M. (1609 SQ.FT.)

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