

**Spencer  
& Leigh**



**70, Greenfield Crescent, Patcham, Brighton BN1 8HJ**



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Patcham, Brighton BN1 8HJ

Price £450,000 - Freehold

- Beautiful 1930s semi detached chalet
- New combi-boiler
- Modern fitted kitchen
- Family bathroom and additional shower room
- Four bedrooms
- Double french doors leading to patio & lawned rear garden
- Plantation style shutters to all windows
- Sought after location, close to amenities
- Viewing highly recommended
- Exclusive to Spencer & Leigh

This beautiful four bedroom chalet bungalow is situated in a lovely tree lined Crescent in a very popular residential part of Patcham. Arranged over two floors the versatile accommodation features in the ground floor a lounge, bedroom with corner window, beautifully fitted kitchen, modern shower room and dining room with stairs rising to first floor where three further bedrooms and the family bathroom can be found. To the rear of the property there is a paved patio garden with steps rising to lawned area and the front is block paved for hard standing. Particular benefits include gas fired central heating and double glazed windows. Patcham Old Village with its many amenities and local schools catering for all ages are easily accessible within approximately one mile.



Greenfield Crescent is a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Next and Asda. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.





Entrance hallway

Lounge  
15'7 x 11'

Dining room  
13'x10'

Kitchen  
12'10 x 9'7

Bathroom

Bedroom  
11'1 x 8'4

Stairs leading to first floor

Landing

Bedroom  
11'2 x 9'8

Bedroom  
10'9 x 9'8

Bathroom  
10' x 8'11

Bedroom  
11'10 x 7'9

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 the A23

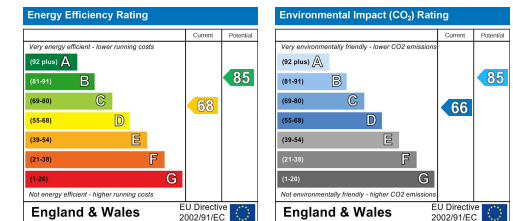
At roundabout take the 1st exit onto  
Carden Avenue (signposted  
Hollingbury Ind Estate)

Turn right onto Graham Avenue

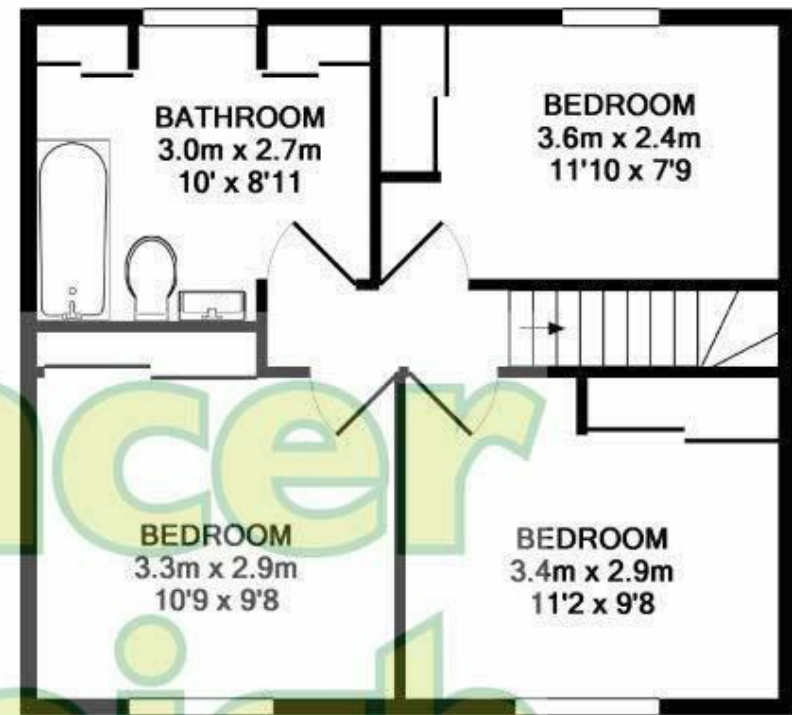
Turn right onto Old Farm Road

Go across the junction and continue  
straight ahead onto Greenfield  
Crescent

Finish on Greenfield Crescent



Spencer & Leigh



1ST FLOOR  
APPROX. FLOOR  
AREA 40.4 SQ.M.  
(435 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 57.4 SQ.M.  
(618 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 97.8 SQ.M. (1053 SQ.FT.)**

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