

**Spencer
& Leigh**



38, Greenfield Crescent, Patcham, Brighton BN1 8HJ

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Offers In Excess Of £335,000 - Freehold

- Semi detached extended bungalow
- 14' lounge
- Fitted kitchen
- Two good size bedrooms
- Large rear garden
- Double glazed windows & gas central heating
- Extensive views across Patcham towards the Downs
- Scope to extend STNC
- Viewing recommended
- Exclusive to Spencer & Leigh

Located in an elevated position and enviable location in Patcham with beautiful views towards the South Downs is this well presented extended two bedroom semi detached bungalow. Upon entering the property you are greeted with a comfortable neutrally decorated home offering a 14' lounge which flows nicely into the 17' dining area which over looks and leads to the rear garden. Just along the hallway is a modern kitchen with integrated oven and hob. The property benefits from two bedrooms both of which overlook the front with views towards the Downs. There is also a tiled bathroom, gas fired central heating and double glazing. Local services and amenities include, bus services which provide regular and easy access to the town centre along with good schools and nearby shops. Call the vendors Sole Agent Spencer & Leigh to book your viewing today.



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
14' x 10'4

Kitchen
8'8 x 8'4

Dining area
17'9 x 7'8

Bedroom
13'10 x 10'4

Bedroom
8'4 x 7'7

Rear garden

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



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

Turn left onto the A23

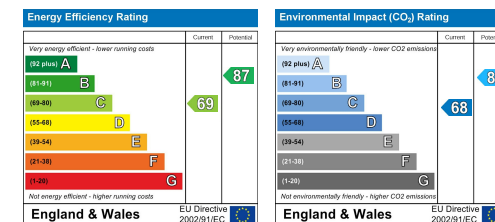
At roundabout take the 1st exit onto
Carden Avenue (signposted
Hollingbury Ind Estate)

Turn right onto Graham Avenue

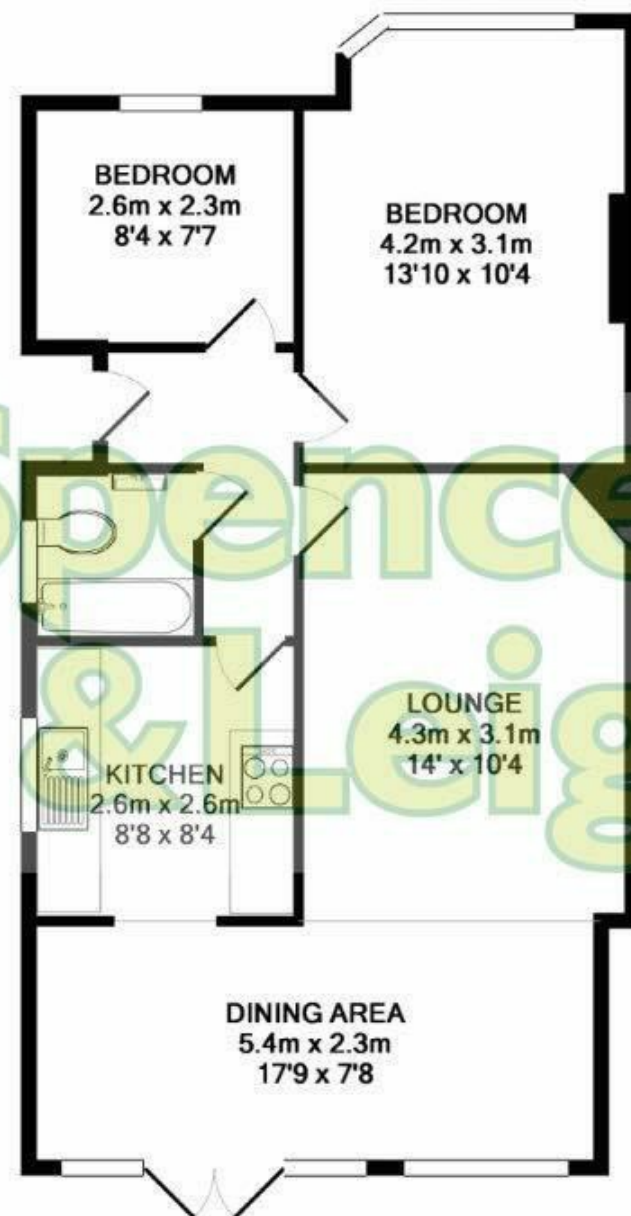
Turn right onto Old Farm Road

Go across the junction and continue
straight ahead onto Greenfield
Crescent

Finish on Greenfield Crescent



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TOTAL APPROX. FLOOR AREA 57.3 SQ.M. (617 SQ.FT.)
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