



26, Eastfield Crescent, Patcham, Brighton BN1 8EL

Spencer  
& Leigh

26, Eastfield Crescent,  
Patcham, Brighton BN1 8EL

£1,495 Per Month -

- Contemporary family home
- Three bedrooms
- Spacious lounge/dining room
- High specification kitchen
- White bathroom suite
- Ground floor cloak room
- Beautiful panoramic views
- Landscaped rear garden
- Driveway & garage
- Situated opposite a green in a small close

This stylish family home features a modern contemporary interior, having clean lines and a neutral colour scheme. Having three bedrooms, the property features a good size lounge/dining room which has a dual aspect of a green to the front and the landscaped rear garden to the back. The well thought out kitchen benefits from numerous integrated appliances and is considered to be a high specification. In addition to the family bathroom there is the added convenience of a ground floor cloak room. The driveway provides access to a garage generating additional storage space of useful off road parking. Available immediately, the accommodation is unfurnished and boasts gas fired central heating along with double glazed windows. A beautiful distant view towards the South Downs can be enjoyed from the first floor. Patcham's array of local shops, pubs and cafes are located nearby. Internal viewing is highly recommended.



Eastfield Crescent is situated in 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 stores. 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.



Entrance Hall

Kitchen  
10'4 x 9'9

Living Room  
17'7 x 16'4

Cloakroom

Stairs rising to first floor

Landing

Bedroom  
16'4 x 10'

Bedroom  
10'4 x 6'4

Bedroom  
11' x 10'4

Bathroom  
8'11 x 7'2

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



Start: 108 Old London Rd, Brighton  
BN1 8YA

Head south-east on Old London Road  
towards Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

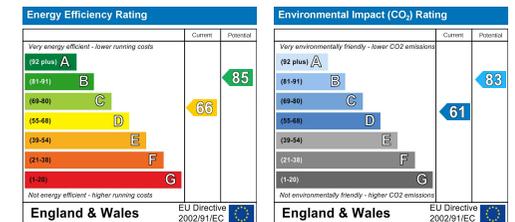
Continue onto Patchdean

Turn left onto Carden Avenue

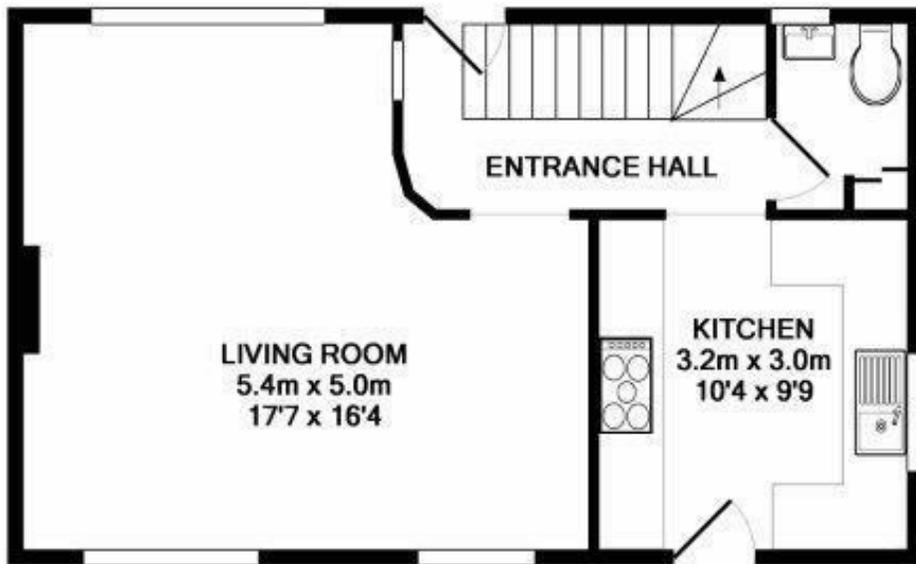
Turn right onto Braybon Avenue

Turn left onto Woodbourne Avenue

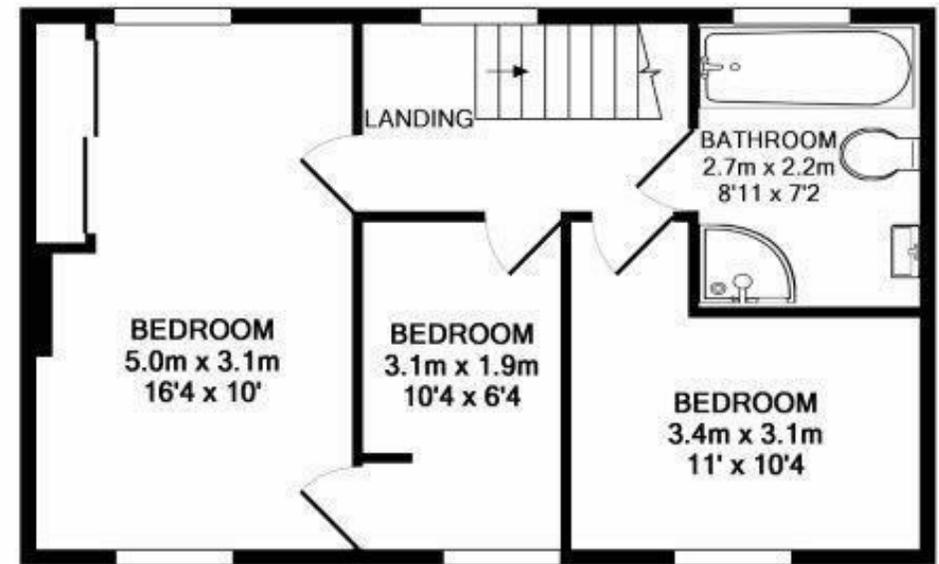
Turn right onto Eastfield Crescent



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GROUND FLOOR  
APPROX. FLOOR  
AREA 41.5 SQ.M.  
(446 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.4 SQ.M.  
(446 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 82.9 SQ.M. (892 SQ.FT.)**  
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