



101, Bevendean Crescent, Brighton, BN2 4RE

**Spencer
& Leigh**

101, Bevendean Crescent,
Brighton, BN2 4RE

Guide Price £290,000 - Freehold

- Mid-terraced family home
- Three bedrooms
- 22' Lounge/dining room
- Modern fitted kitchen
- Shower room
- Boiler replaced in 2019
- Large west facing rear garden
- Scope to extend STNC
- No ongoing chain
- Exclusive to Spencer & Leigh

GUIDE PRICE - £290,000-£300,000

This three bedroom mid-terraced family home is offered for sale with no ongoing chain. The property features a spacious through lounge/dining room, modern fitted kitchen with integrated oven and microwave, space for a fridge freezer and space and plumbing for a washing machine. On the first floor there are three bedrooms, two doubles and one single along with a shower room. Outside there is a large tiered garden with beautiful distant views and space to extend subject to the necessary consents. The property has lots of potential and would benefit from some modernisation. Other points worthy of a mention include double glazing, gas fired central heating via a 'Worcester' boiler which was fitted in 2019. Exclusive to Spencer & Leigh, viewing is highly recommended.



Bevendean Crescent is set in a quiet Crescent close to Downland. There are local shops nearby along with access to travel networks by bus and rail in and out of the city.



Entrance hall

Living room
12'5 x 11'11

Dining room
10'10 x 10'5

Kitchen
10' x 7'3

Conservatory

Stairs rising to

First floor landing

Bedroom
11'1 x 10'6

Bedroom
10'3 x 10'1

Bedroom
7'9 x 6'10

Shower room
6'11 x 6'3

OUTSIDE

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, Brighton.

Head north-west on Old London Road, turn right onto London Road/A23

At the roundabout, take the 3rd exit, go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27 slip road to Lewes/Newhaven

Merge onto A27, Take the exit towards Hollingbury

At the roundabout, take the 1st exit onto Coldean Lane

Turn right onto Lewes Road/A270

Turn left towards Hillside, turn left onto Hillside

Turn right to stay on Hillside

Continue straight onto Widdicombe Way

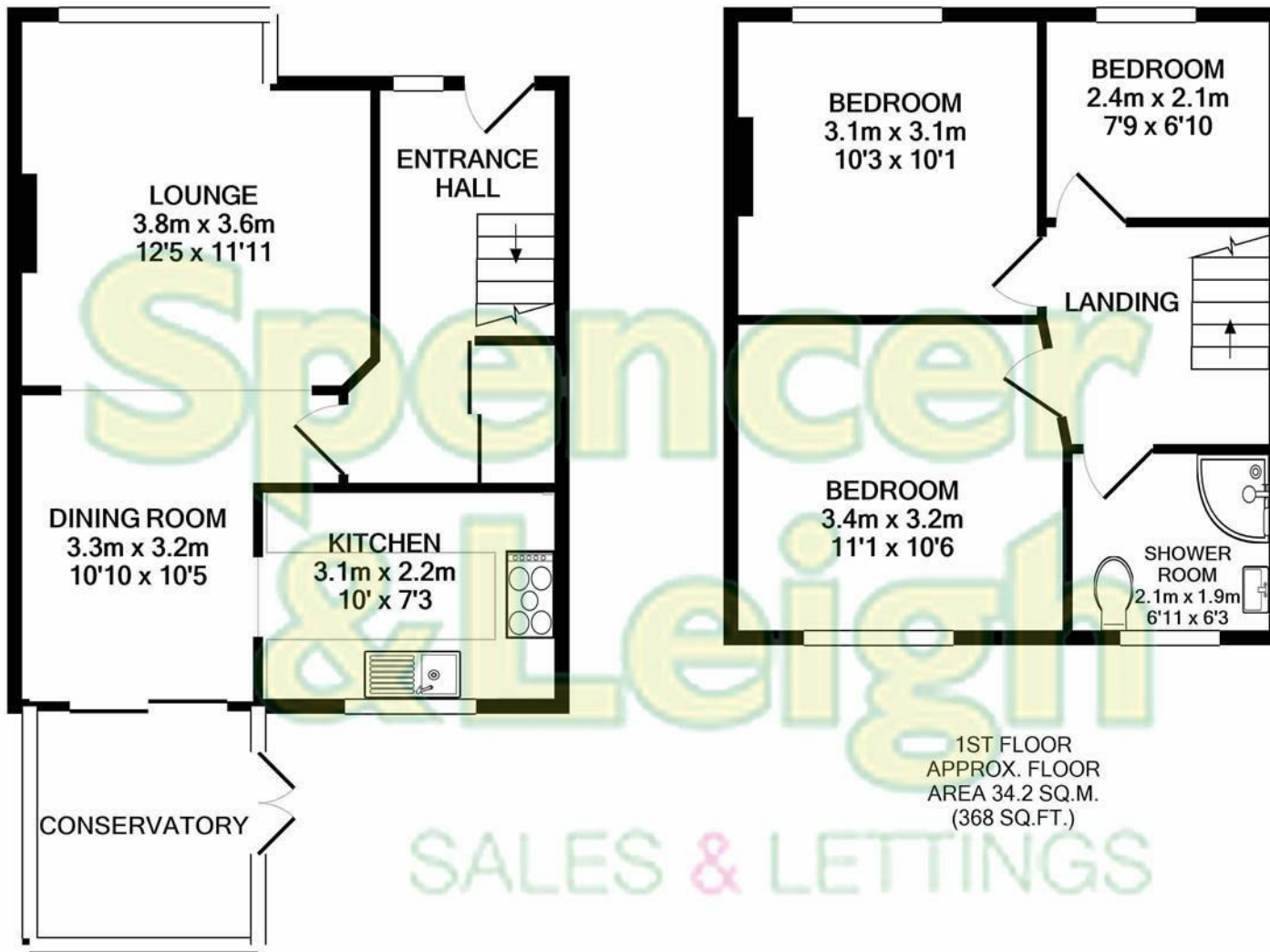
Continue straight onto Medmery Hill

Turn right onto Bevendean Crescent

Council:- Brighton & Hove City Council
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh



LOUNGE
3.8m x 3.6m
12'5 x 11'11

DINING ROOM
3.3m x 3.2m
10'10 x 10'5

KITCHEN
3.1m x 2.2m
10' x 7'3

CONSERVATORY

ENTRANCE
HALL

BEDROOM
3.1m x 3.1m
10'3 x 10'1

BEDROOM
2.4m x 2.1m
7'9 x 6'10

BEDROOM
3.4m x 3.2m
11'1 x 10'6

LANDING

SHOWER
ROOM
2.1m x 1.9m
6'11 x 6'3

1ST FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 41.6 SQ.M.
(448 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.8 SQ.M. (816 SQ.FT.)

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