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## 32 Eastfield Crescent

Brighton, BN1 8EL

### Offers In The Region Of £450,000

A three bedroom, semi-detached, family house in a popular area of Brighton offered for sale with no onward chain

Eastfield Crescent lies adjacent to Woodbourne Avenue in an elevated position in the district of Hollingbury. Bus services run from Carden Hill providing access into Brighton city centre. Asda superstore along with a Marks and Spencer food hall and soon to open Dunelm can be found just off Carden Avenue. Schools catering for all age groups are well represented in the local area.

The front door opens into the entrance hall with a spacious dual aspect living/dining room at the front of the house and the kitchen/breakfast room behind overlooks the rear garden. There is ample cupboard and drawer storage with space for appliances. A door leads out to the rear garden which is mainly laid to lawn and flanked by shrubs with side access to the front. There is a useful downstairs cloakroom. On the first floor are three bedrooms and family bathroom/WC. At the front of the house is a lawned garden and driveway providing off road parking for two cars and gated access to the rear garden. Council tax band D.

#### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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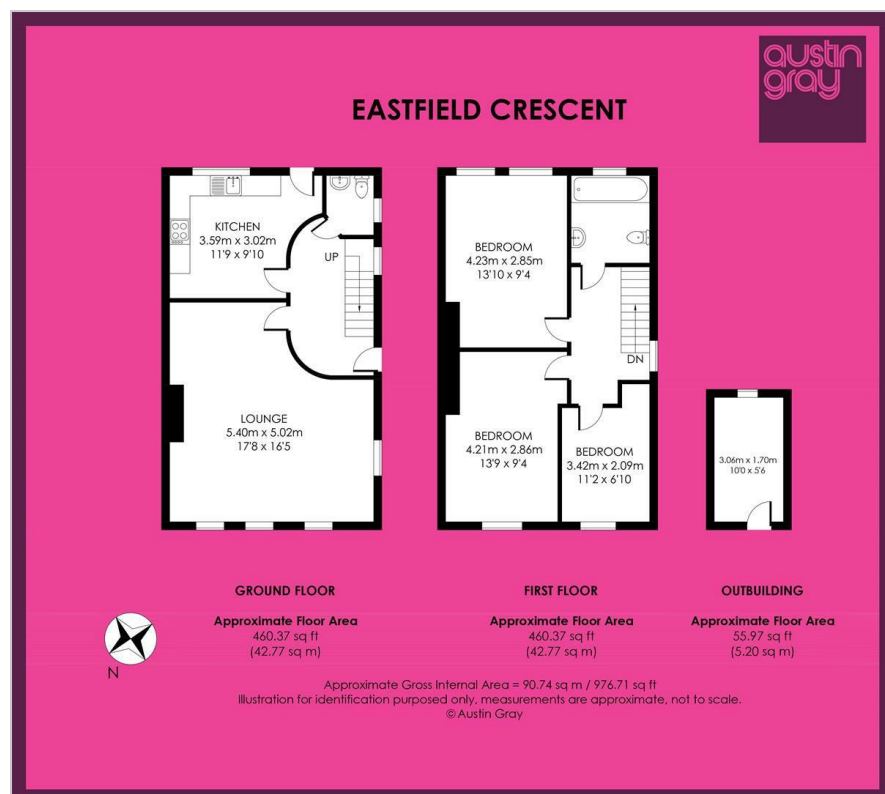


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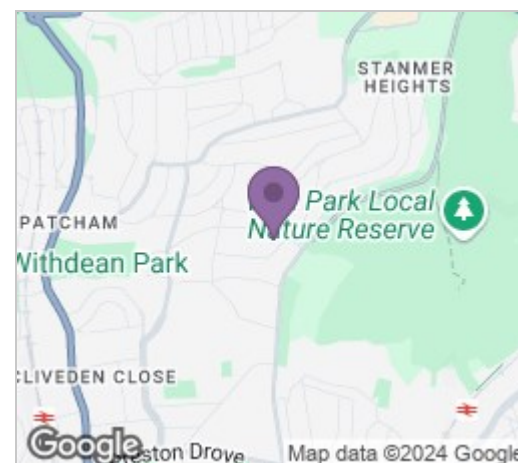


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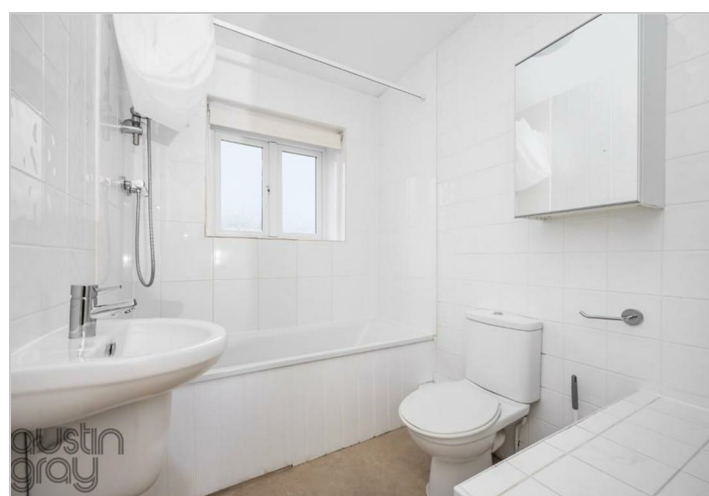
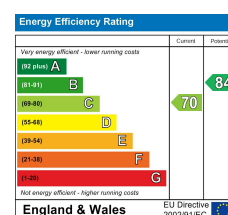
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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