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# 4 Greenfield Crescent

## Brighton, BN1 8HJ

## £350,000

2 1 2 D

## 4 Greenfield Crescent

Greenfield Crescent is located in the popular residential area of Patcham, offering a peaceful setting with easy access to Brighton city centre. The area is well served by local shops, schools, parks and regular bus routes, while the nearby A23 and A27 provide excellent transport links for commuters. The South Downs National Park is also close by, offering a range of countryside walks and outdoor activities.

- Semi-Detached Bungalow in an Elevated Position
- 27' ( 8.24m ) Through Lounge / Dining Room
- Kitchen, Shower Room & Cloakroom
- Sun Lounge Spanning Full Width of the Property
- Potential to Extend into Roof Space ( SNPP )
- Double Glazing & GCH
- Extensive Far Reaching Downland views
- Front & Rear Gardens
- No Chain. Sole Agents
- Council Tax Band D Epc Rating D















Enjoying an elevated position with far reaching views to the front, entry into this spacious double fronted semi-detached bungalow is through the porch which opens into a welcoming entrance hall. To one side is a generous double bedroom with fitted wardrobes, complemented by a nearby shower room and separate cloakroom.

The kitchen is fitted with a range of base units and appliance spaces, with a side-facing window providing natural light, while a double-glazed door leads through to the conservatory. A second double bedroom is centrally positioned within the property.

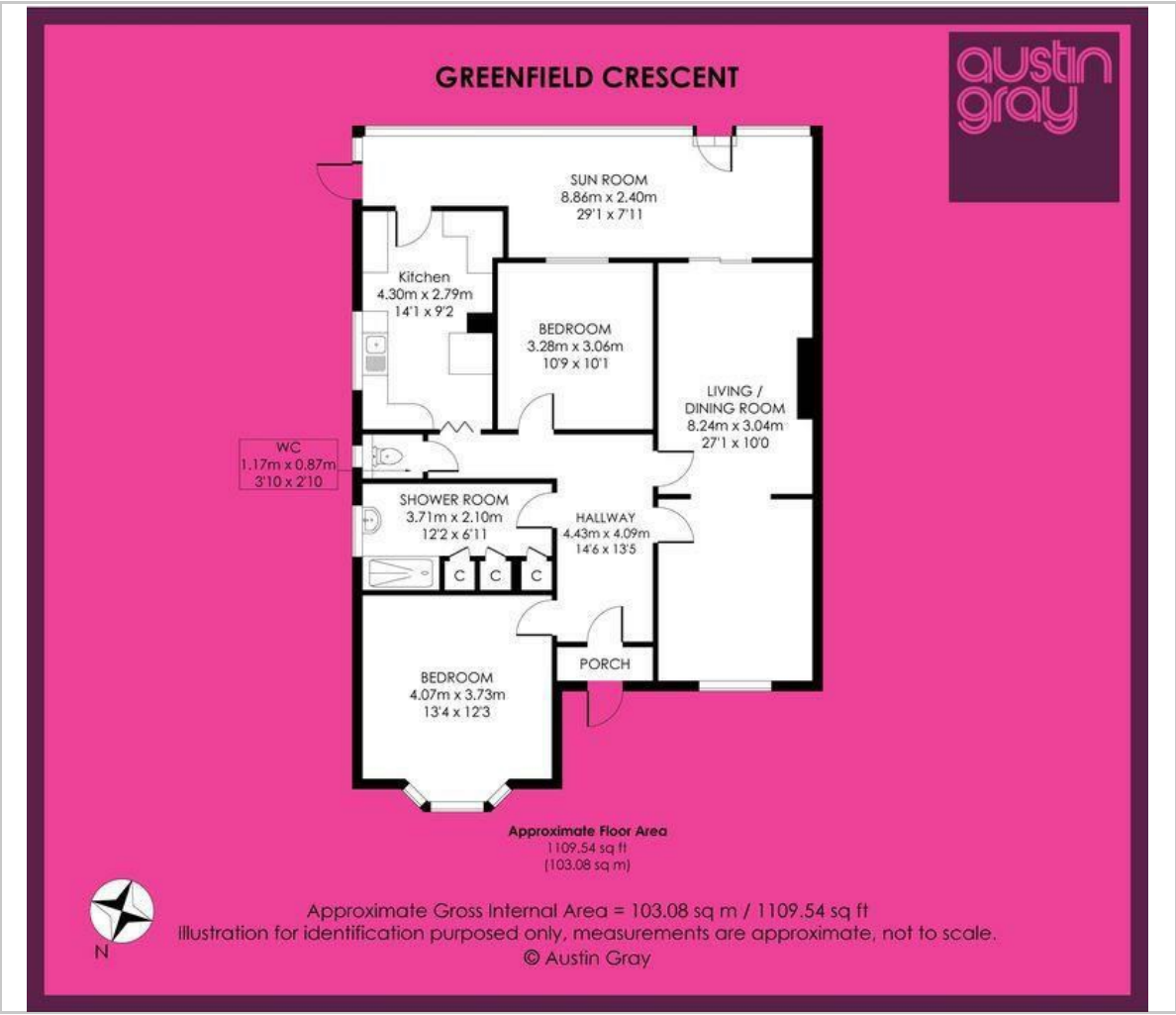
The dual-aspect lounge/dining room offers a bright and airy living space, with direct access into the double-glazed conservatory spanning the full width of the bungalow. The conservatory enjoys views over the south-facing rear garden and provides access outside, with an additional door leading to the side of the property.



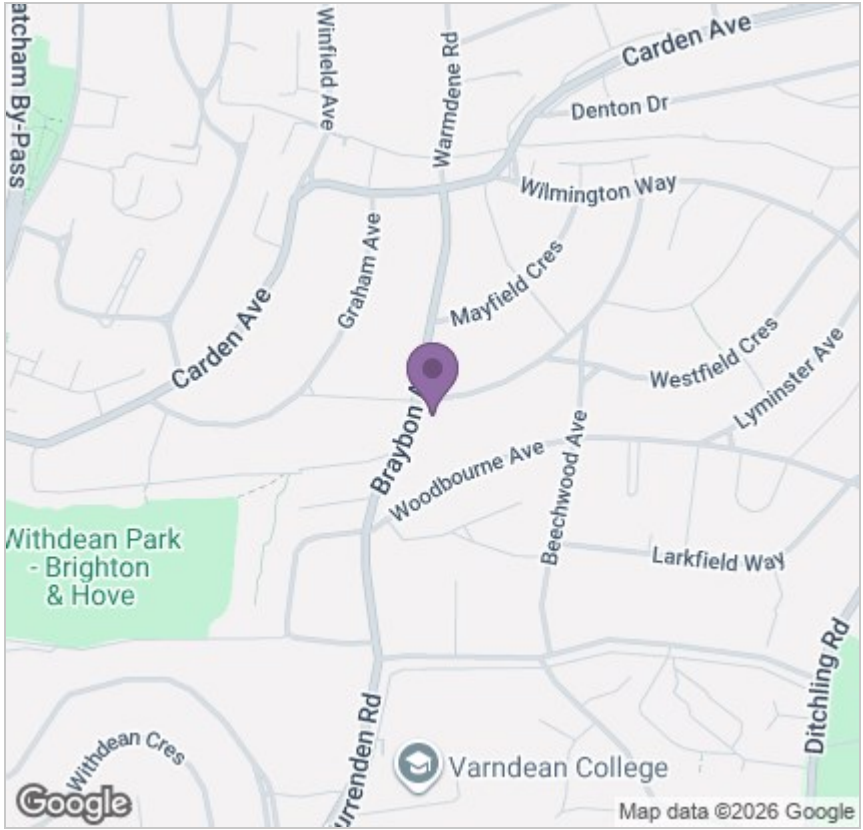




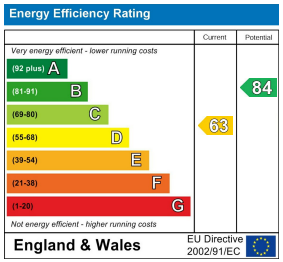
## Floor Plan




## Area Map




## Energy Efficiency Graph




## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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