



62 Greenfield Crescent, Brighton, BN1 8HJ

BEAUMONTS
ESTATE AGENTS



SUMMARY OF ACCOMMODATION

Ground Floor: Entrance hall, under stair store cupboard and stairs to the first floor * Open plan Lounge/ Kitchen Room with a wide range of modern units and integrated Appliances * 2 Double bedrooms * Family bathroom.

First Floor: Double bedroom * Family Bathroom.

Outside: Large landscaped rear garden * Lawned front garden * Private Drive.

Gas Central Heating & Double Glazing

A fantastic 3 bedroom semi-detached chalet bungalow with versatile accommodation that has been extended by the present owner. The large open plan living room/kitchen has integrated appliances & French doors to the rear landscaped garden with 2 double bedrooms on the ground floor (one is currently used as a separate reception) with family bathroom & separate shower. Upstairs is another double bedroom & family bathroom. Outside the large landscaped rear garden has amazing views of the South Downs. Front garden is lawned with a private driveway.



Situated in this popular residential area with good local shopping available nearby at Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools closeby catering for children of all ages and Brighton City centre with its main shopping thoroughfare and Seafront with its fine bathing beaches and recreational facilities being approximately 3.1 miles distant. The property is also within easy access to Carden Avenue with Marks & Spencer Food Hall, Next and the Asda supermarket. Hollingbury Golf Course is also within easy reach.

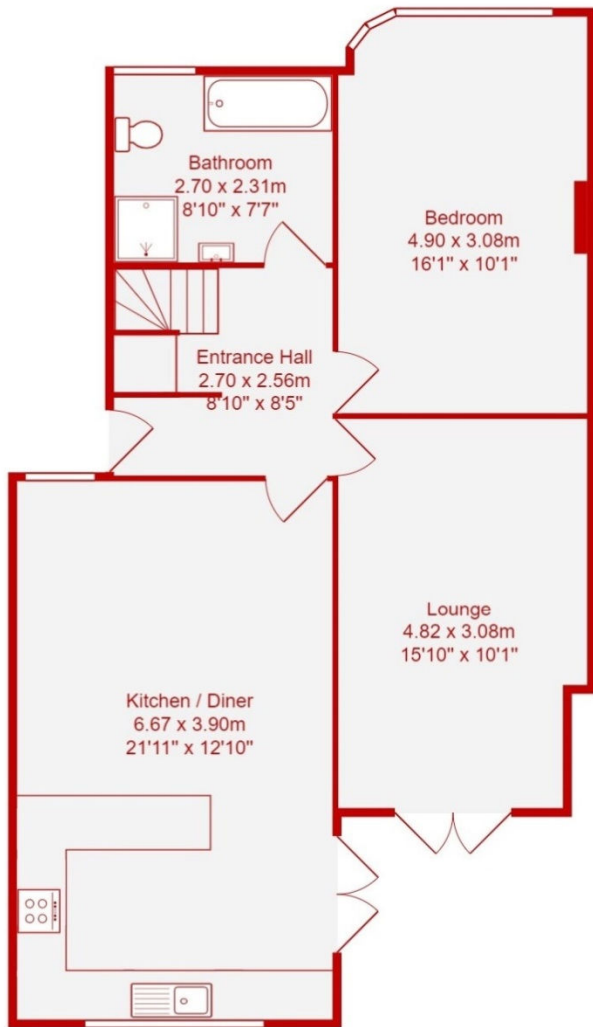
Local Information

| | |
|------------------------------|-----------|
| Carden Primary School | 1.0 miles |
| Balfour Primary & Infants | 1.2 miles |
| Dorothy Stringer High School | 1.2 miles |
| Varndean College | 0.8 miles |
| Varndean School | 1.0 miles |
| Preston Park Station | 1.3 miles |
| Brighton Station | 2.3 miles |
| Brighton Seafront | 3.1 miles |

All distances approximate

Council Tax Band C





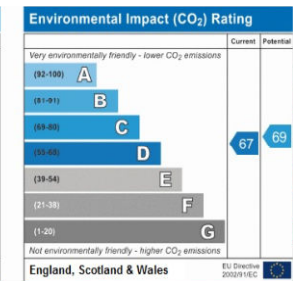
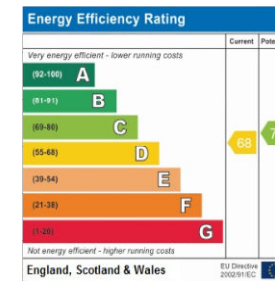
Ground Floor
Area: 70.5 m² ... 759 ft²

Total Area: 97.0 m² ... 1045 ft²

All measurements are approximate and for display purposes only.



First Floor
Area: 26.5 m² ... 286 ft²



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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

01273 550881

www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.