



Guide Price
£425,000
Freehold

Crabtree Avenue, Brighton

- THREE / FOUR BEDROOM SEMI DETACHED HOUSE
- VIEWS OVER PATCHAM TOWARDS THE SOUTH DOWNS
- SPANNING OVER 100 SQ.M
- NO ONWARD CHAIN
- SOUTH FACING GARDEN

GUIDE PRICE £425,000 - £450,000

Robert Luff & Co are delighted to bring to market this charming three/four bedroom, semi detached house ideally situated in the ever popular Patcham. With stunning views over Patcham and the South Downs and with a lot of potential for various extensions STAP this will suit an array of buyers. This house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Nearby Patcham Village, Preston Drive, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue itself.

Accommodation offers; Lounge, dining room, kitchen, ground floor study/fourth bedroom, stairs leading to first floor, three bedrooms and a family bathroom. Other benefits include; no onward chain, potential to extend STAP and spacious front & rear gardens.

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Accommodation

Agents Notes

EPC Rating: D

Council Tax Band: C

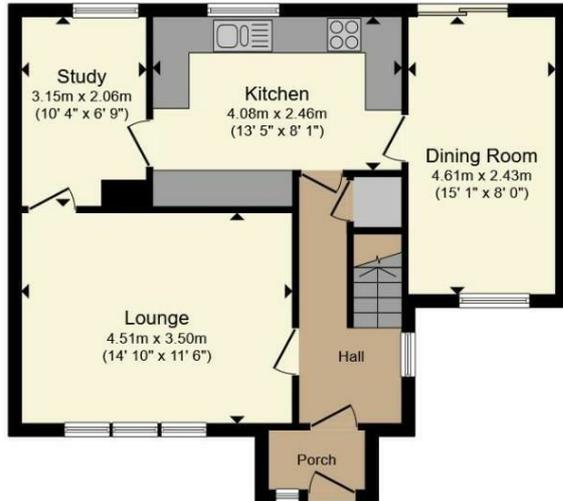


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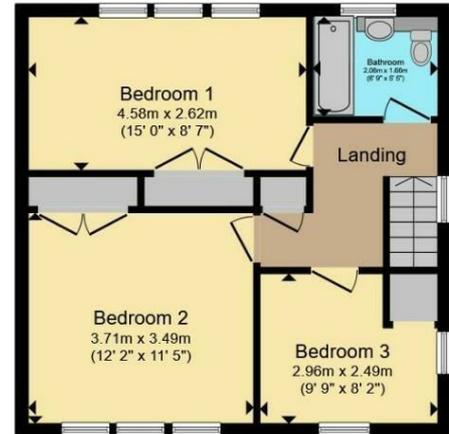
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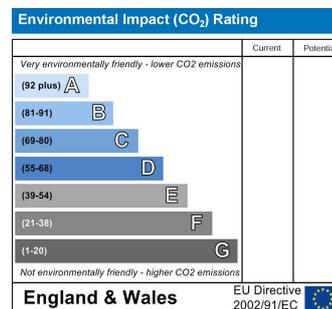
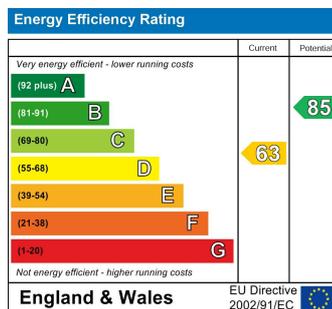
Ground Floor



First Floor

Total floor area 101.2 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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