



140 Crescent Drive South
Brighton, BN2 6SA



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Asking price £450,000

This well-proportioned three-bedroom detached chalet bungalow offers an exciting opportunity for modernisation, combining generous living space with excellent potential, off-street parking, a garage, and a sought-after location close to the South Downs.

Arranged over two floors and extending to over 1,300 sq. ft., the property provides flexible and well-balanced accommodation. The standout ground floor living room is a bright and inviting space, enhanced by a charming bay window, feature fireplace, and beautiful original parquet flooring, with doors opening directly onto the rear large garden. A separate kitchen offers ample worktop and storage space, presenting clear scope for updating or reconfiguration. A versatile second reception room, ideal as a dining room or third bedrooms, sits alongside a convenient ground floor bathroom.

Upstairs, two well-proportioned double bedrooms can be found with the rear bedroom boasting wonderful views of The Downs and an en suite shower room.

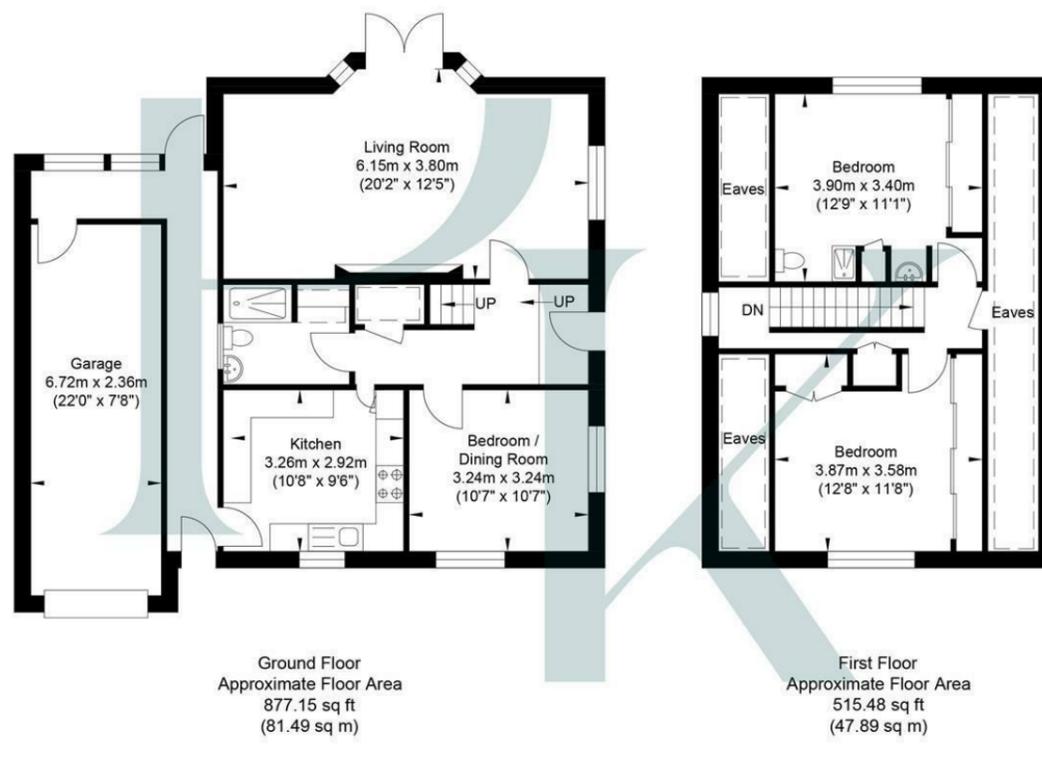
Externally, the property continues to impress. The generously sized private garden, with steps leading down to a mix of paved terrace and lawn, bordered by mature planting and offering far-reaching rooftop and downland views. A detached garage provides excellent storage or workshop space, in addition to the off-street parking.

Situated in a peaceful and highly sought-after residential area, the property benefits from excellent access to local amenities, a selection of well-regarded schools, and nearby green spaces. With the South Downs within easy reach, it offers an ideal setting for those looking to enjoy the outdoors at its best.

The property is being sold with the added benefit of no onward chain.



Crescent Drive South



Approximate Gross Internal Area (Including Garage) = 129.38 sq m / 1392.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	75
	58

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

EU Directive 2002/91/EC

Pearson
Keehan