



Elsted Crescent

Brighton, BN1 8GE

Guide price £425,000 TO £425,000



2



1



2





Description

Guide Price £425,000–£450,000

Avard Estate Agents are delighted to offer for sale this two-bedroom semi-detached home, positioned in the popular Elsted Crescent, within the vibrant city of Brighton.

Now offered as a two-bedroom property, the house presents major potential for extension or loft conversion (subject to the necessary consents), making it an excellent opportunity for buyers looking to add value or create a long-term family home. The property enjoys a pleasant outlook with views towards the South Downs, adding to its appeal and sense of space.

Further benefits include a garage providing useful storage or workshop space, and the significant advantage of no onward chain, meaning the property is ready to sell and allows for a smooth and swift transaction. The location is well suited to families and professionals alike, being close to well-regarded local schools and amenities.

A fantastic opportunity to acquire a home with scope and potential in a sought-after Brighton location. Early viewing is strongly recommended.

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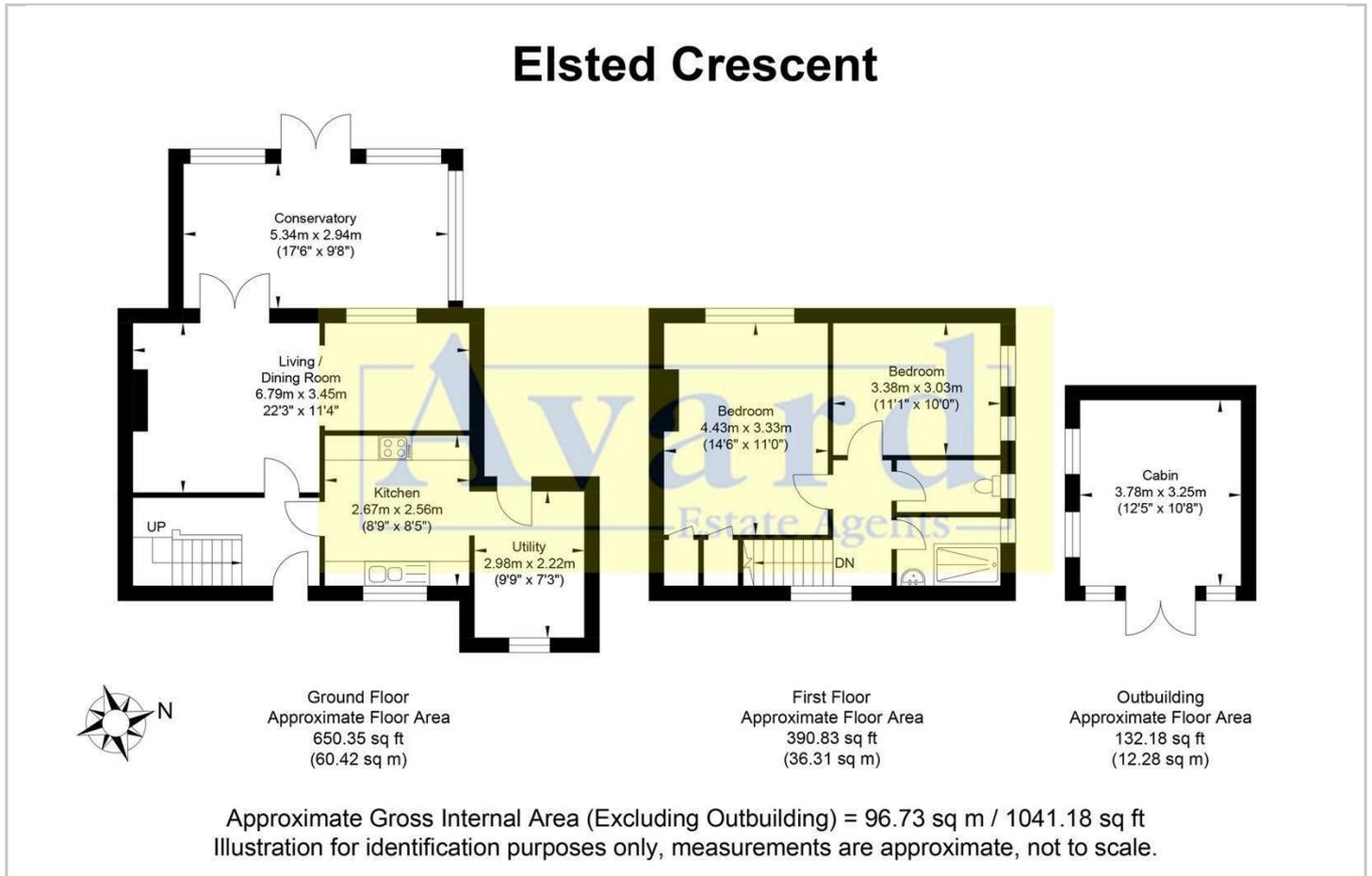
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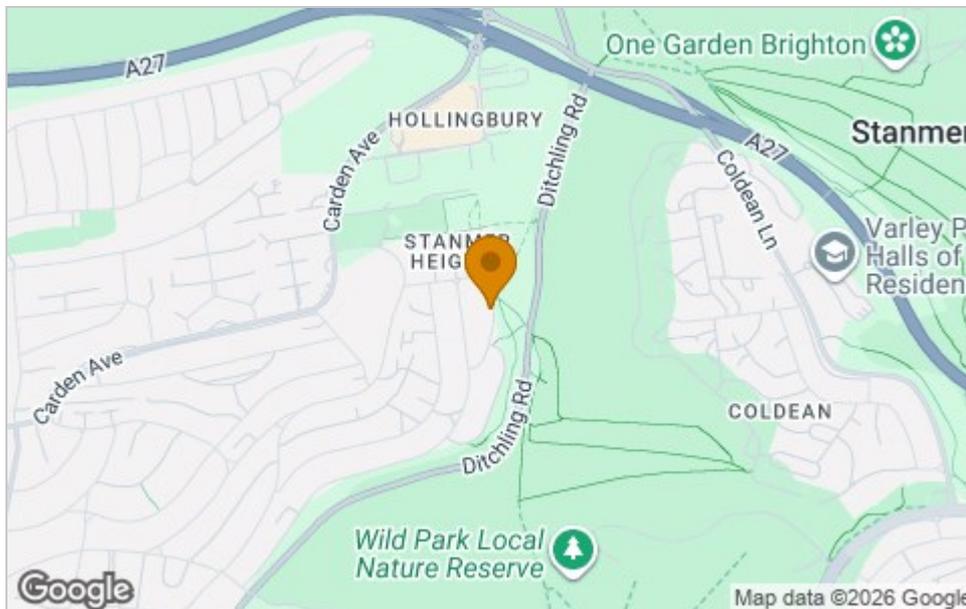
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Floor Plan



Area Map



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

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