



29 Crescent Road

Brighton, BN2 3RP

Guide price £475,000



# 29 Crescent Road

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## Description

\*\*\*\*\*Guide Price £475,000-£500,000\*\*\*\*\*

Situated on the attractive Crescent Road in Brighton, this charming mid-terrace home offers a wonderful blend of character and practicality. Upon entering, you are welcomed by an inviting hallway, creating an immediate sense of warmth and charm. The reception room is designed with flexibility in mind, featuring double doors that allow for either open-plan living or a more separate, cosy arrangement.

The property also benefits from a separate kitchen, while upstairs comprises two well-proportioned double bedrooms and a spacious family bathroom. To the rear, there is a delightful garden, perfect for relaxing or entertaining.

There is further potential to extend, with scope for a side return extension and loft conversion, subject to the necessary planning consents, offering an exciting opportunity to enhance and add value.

- No Onward Chain
- Parking Zone J
- Scope For Improvement
- Potential For Side Return/Loft Conversion STNPC
- Charming Rear Garden
- Excellent School's Close By
- Great Location For Commuters
- Victorian Period Property

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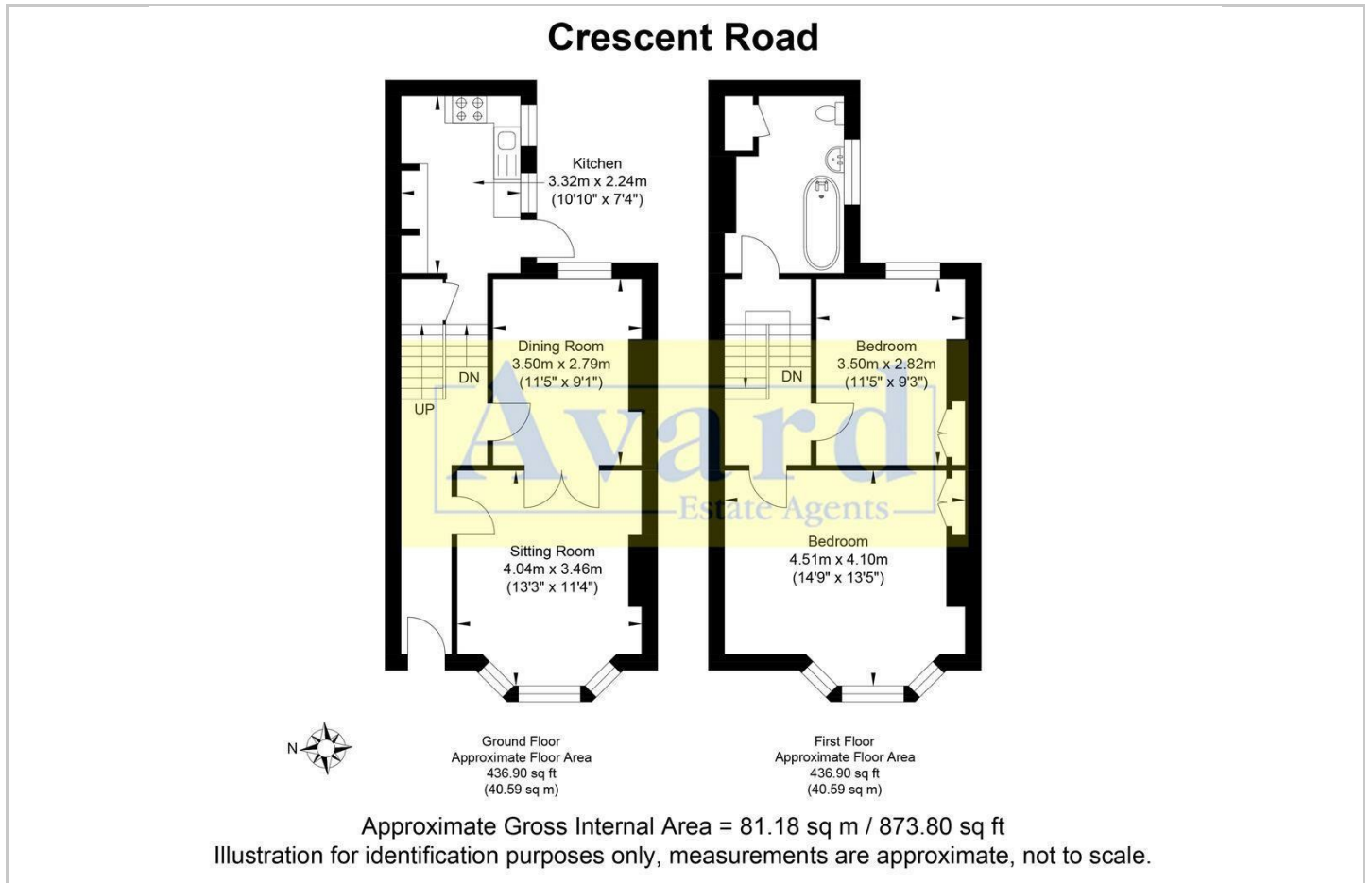
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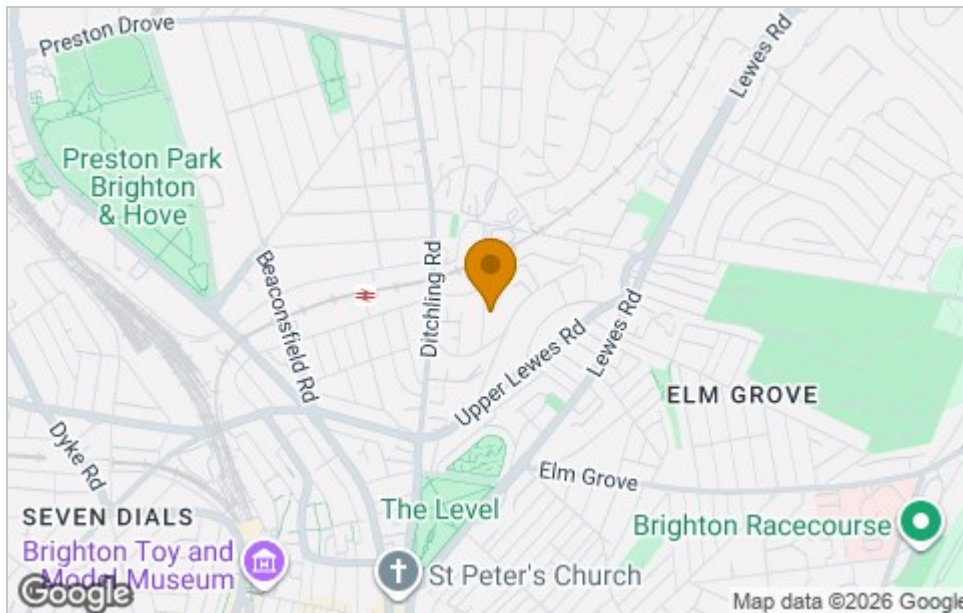
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## Floor Plan



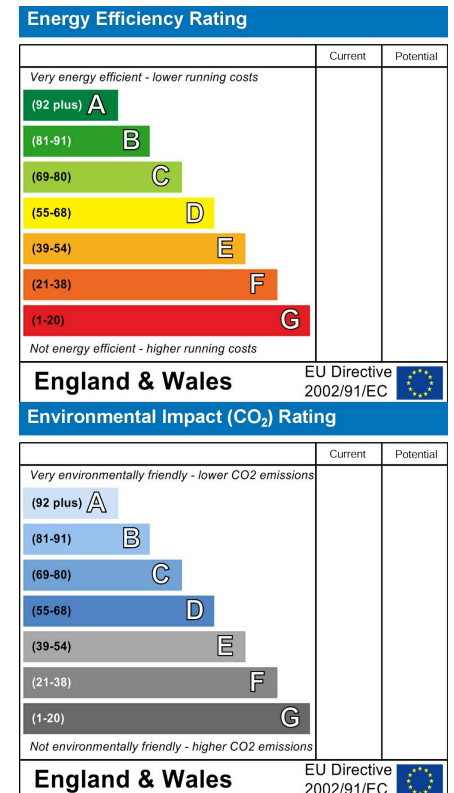
## Area Map



## 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.

## Energy Efficiency Graph



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