

Waverley Crescent, Brighton

East Sussex

Asking Price £500,000



Waverley Crescent, Brighton

Conveniently located close to the Universities with easy access to central Brighton, a FOUR-BEDROOM, TWO-BATHROOM, SEMI-DETACHED HOUSE with a SOUTH-FACING GARDEN, GARDEN ROOM and DRIVEWAY. Sold with NO ONWARD CHAIN.

Set back from the road and arranged over three floors, this well-proportioned semi-detached home offers bright and versatile accommodation throughout. A particularly impressive open-plan ground floor is designed for modern living with the kitchen, dining and living areas naturally defined while maintaining a strong sense of flow. Large patio doors from the dining room open onto steps leading down to the rear garden, while bi-fold doors from the living room open onto a paved terrace, with further steps providing access to the garden.

The modern kitchen features a generous range of wall and base cabinetry, ample worktop space and a large range-style oven. A separate utility room offers practicality and additional storage. A double bedroom with an ensuite shower room and a separate W/C are also located on the ground floor.

Upstairs, there are three double bedrooms, complemented by a family shower room. A large attic room on the top floor provides a versatile additional space, ideal for a home office, games room or occasional guest room.

Outside, the established south-facing rear garden is a secluded oasis, with mature planting including exotic palms, a patio and a paved seating area beneath a pergola, creating a lovely setting for relaxing and entertaining.





A substantial wood-panelled garden room with a mezzanine offers practical and additional accommodation or storage, and there is also an especially generously sized cellar under the main house with lighting and power. To the front, a large driveway provides off-road parking for up to three cars.

The Local Area

Waverley Crescent is located in an elevated residential area of Hollingdean, offering panoramic city views and close to 'the Dip', with a handful of local convenience shops, The Dip Café, and a community space. It benefits from a wide choice of amenities on Lewes Road, as well as the vibrant independent shops and cafés of Ditchling Road and Fiveways. It is also excellently placed for easy access to the University of Brighton and the University of Sussex. London Road station is less than a mile away, providing regular services into Brighton and the universities, while a good choice of regular bus routes provides access into the city centre and beyond.

For green open spaces, Saunders Park is close by, while Wild Park Nature Reserve is less than a mile away. Local schools include Downs Infant and Junior Schools, Varndean School, Dorothy Stringer School, Balfour Primary, and Hertford Infant and Junior Schools.

Further Information

Waverley Crescent is in parking Zone 14. The council tax band is C, which was charged at £2,292.84 for 2026/27. EPC rating - TBC

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking - not in a controlled parking zone.

This information has been provided by the seller. Please obtain verification via your legal representative.

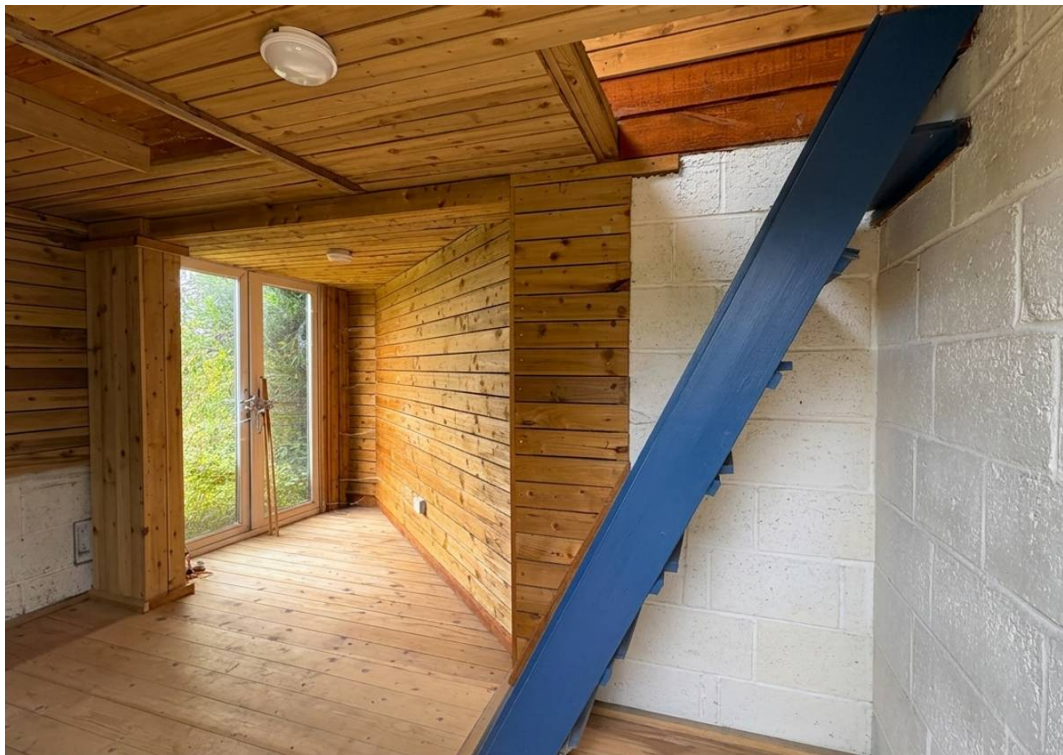


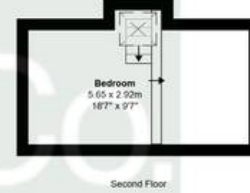
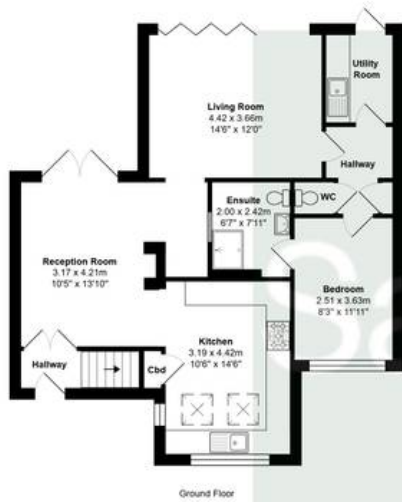
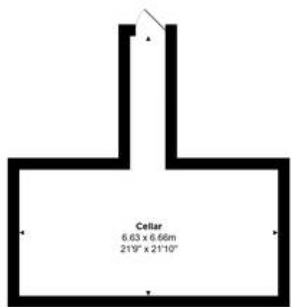












Total Floor Area: 147.6 m²... 1589 ft² (Excluding Garden Rooms)

All measurements are approximate and for display purposes only



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.