

Greenfield Crescent, Brighton

East Sussex

Guide Price £525,000



Greenfield Crescent, Brighton

Well-situated in the Surrenden/Patcham area, a short distance from the beautiful South Downs, with central Brighton easily accessible, an EXTENDED THREE BEDROOM, SEMI-DETACHED HOME with a generous REAR GARDEN, FAR-REACHING VIEWS, and a DRIVEWAY with EV CHARGING. Sold with NO ONWARD CHAIN.

Located in family-friendly Patcham, this attractive property has been recently renovated and offers versatile accommodation ideally suited to modern family living. At the heart of the home lies an open-plan kitchen, lounge, and dining space that has been well designed to flow between the spaces while maintaining a sense of separation. Contemporary powder-coated patio doors open directly onto the rear patio and garden, creating a lovely connection between the indoors and outdoors. Two large double bedrooms and a modern family bathroom complete the ground floor. Upstairs, the principal bedroom fills the entire first floor and benefits from an ensuite shower room and far-reaching views of the South Downs.

Outside, the well-maintained rear garden comprises a patio and lawned areas offering generous space for both relaxing and entertaining. To the front an attractive lawned garden and brick driveway, with a convenient EV charging point, create a smart first impression while setting the house back from the road.





The Local Area

Situated on the border of the sought-after Patcham/Surrenden areas of Brighton, this house is conveniently located to the A23 and A27, offering easy access into and out of Brighton. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas, while Preston Park station, with its regular services to London and Gatwick, is just 1.5 miles away. Nearby Patcham Village, Preston Drive, and London Road offer a large variety of shops, bars and restaurants, and closer to home there are more amenities on Carden Avenue and Ladies Mile Road, including M&S and Next stores, along with an Asda superstore for the family shop.

With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach. For those who like to practise their swing, Hollingbury Golf Course is nearby and the breathtaking vistas of the South Downs are within easy reach. Local schools include Patcham Infant and Junior School, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.



Further Information

Greenfield Crescent is not in a controlled parking zone, and the property is in Council Tax band C, which is charged at £2,292.84 for 2026/27. EPC Rating - tbc

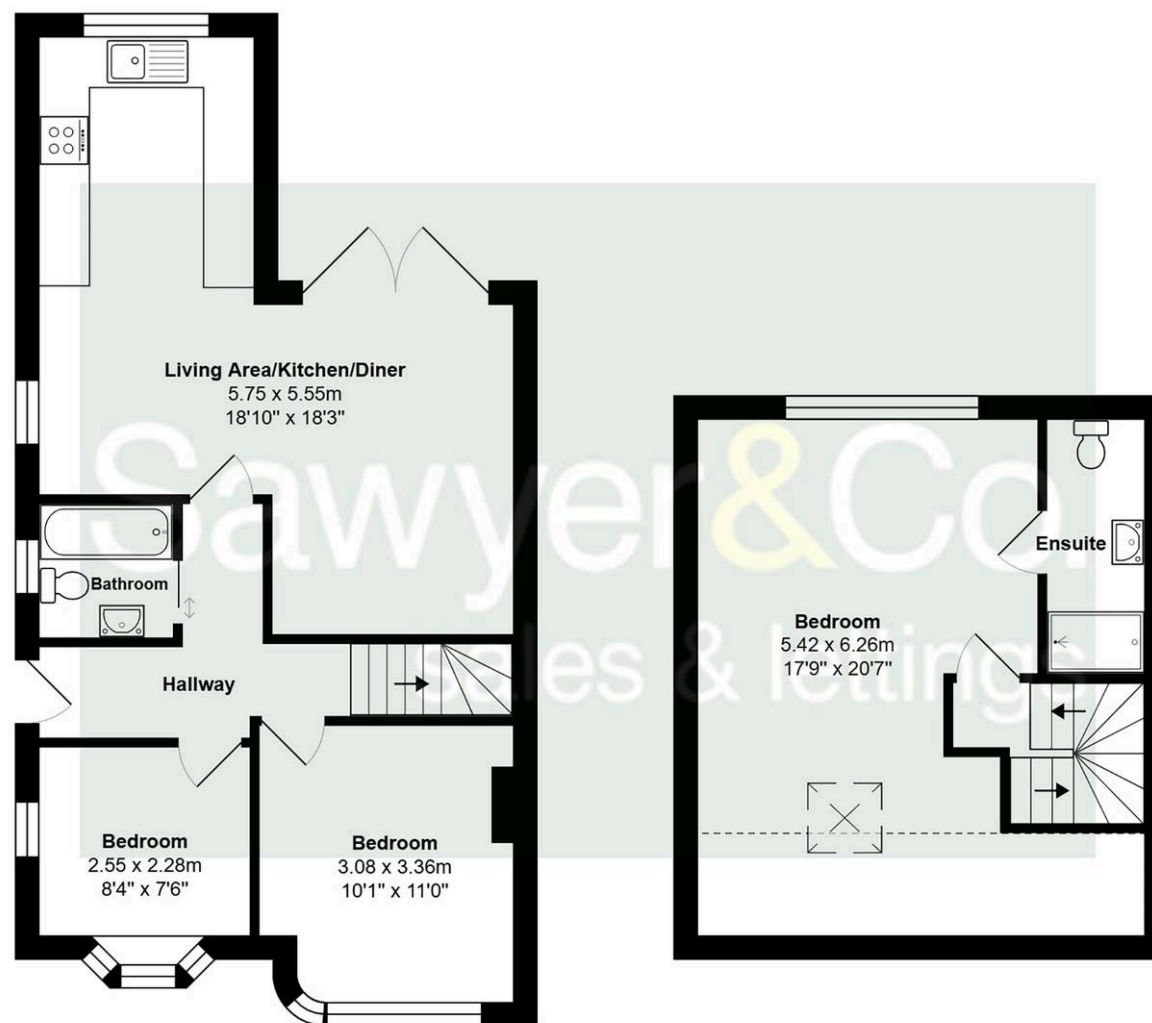
Broadband & Mobile Phone Coverage - Prospect buyers should check the Ofcom Checker Website. Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

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









Total Area: 88.9 m² ... 956 ft²

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.

*Some images have been virtually staged for illustrative purposes.