

Spencer
& Leigh



73A Dale Crescent, Patcham, Brighton, BN1 8NT

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Guide Price £450,000 - £475,000 Freehold

- Spacious semi detached home
- Three good size bedrooms
- 19' Sitting room that leads to a 12' Conservatory
- Modern fitted kitchen
- G/f cloakroom/WC, Utility space and Modern fitted bathroom
- Useful under house storage, along with a spacious loft space
- Well presented throughout
- Hardstanding, Shared driveway and Private Garage
- Stunning rear garden with decking, lawn and patio areas
- Viewing highly recommended

****GUIDE PRICE £450,000 to £475,000****

This spacious semi-detached home offers well-proportioned rooms. With a generous 1,221 square feet of living space, this property is perfect for families or those seeking extra room to breathe.

Upon entering, you are welcomed by a large, impressive and inviting reception/sitting room that measures 19 feet in length and boasts a feature log burner, creating a warm and cosy atmosphere for gatherings or quiet evenings in. The well-presented interiors throughout the home ensure a move-in ready experience, allowing you to settle in without delay.

The property features three good-sized bedrooms, providing ample space for rest and relaxation. The layout is thoughtfully designed to maximise both privacy and functionality, making it an ideal choice for family living.

In addition to the comfortable living spaces, this home includes a well-appointed bathroom and practical amenities such as a private garage and hardstanding, offering parking for several vehicles. There is also useful storage available under the property, ensuring that you have plenty of space for all your belongings with the added potential of conversion, subject to the required consents.

This semi-detached house is not just a home; it is a lifestyle choice in a desirable location. With its blend of modern comforts and traditional charm, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home in Brighton.



Dale Crescent is ideally situated in the heart of Patcham to take advantage of the amenities in the nearby Old Village and larger stores such as Asda, M&S, Pets at Home and Matalan in Carden Avenue. There are various schools within Patcham catering for all ages along with easy access to transport links to both Brighton and London.



Entrance
Entrance Hallway
Sitting/Dining Room
19' x 17'2
Kitchen
9'11 x 7'5
Conservatory
12'5 x 12'5
G/f Cloakroom/WC
9'2 x 2'11
Stairs rising to First Floor

Bedroom
15'7 x 9'10
Bedroom
13'7 x 9'11
Bedroom
9'11 x 7'
Family Bathroom
6'10 x 5'11

OUTSIDE
Rear Garden
Storage (Lower Ground)
12'1 x 9'8
Outbuilding
11'7 x 5'10
Private Garage
18'6 x 8'7

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Garage, Hardstand, Shared driveway & un-restricted on street parking
Broadband: Standard 12 Mbps, Superfast 164 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Dale Crescent



Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 113.46 sq m / 1221.26 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.