



108 THE CRESCENT

BRIGHTON, BN42 4LG

£700,000
FREEHOLD

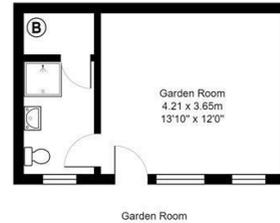
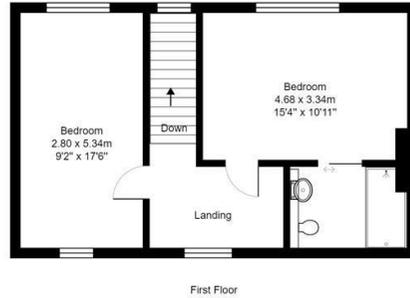
Guide Price £700,000 - £750,000. Beautifully modernised and extended family home. This fantastic property benefits from a full width ground floor extension, loft conversion and recently built garden room to provide quite stunning accommodation, comprising; four good sized double bedrooms, ensuite shower room, modern family bathroom, utility room with side access, lounge area and magnificent open plan 'Scavolini' kitchen/ living area overlooking the delightful south facing rear garden and accessed via double & triple patio doors. The garden room provides useful options, either as a work from home space, additional living area or self contained annex. There is the added bonus of the large garage/ work shop. To the front there is off street parking for multiple cars. Additional benefits include underfloor heating throughout, fully rewired and replumbed and a new roof.

**Nicholas
James**

SALES LETTINGS AUCTIONS







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 Total Area: 179.2 m² ... 1929 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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