



## 45 CRESCENT DRIVE NORTH BRIGHTON, BN2 6SL

FREEHOLD

Guide Price £600,000 - £625,000. A superb detached family home in this popular residential area of Woodingdean. The property benefits from good sized rooms, a spacious layout and plenty of natural light all combining to create a real sense of space throughout. The bright and spacious accommodation comprises; two receptions, separate kitchen, conservatory, four bedrooms, bathroom, ensuite shower room and cloakroom. The delightful rear garden is mostly laid to lawn with a separate west facing patio area and good sized front garden. Other key features include off road parking for multiple cars, a large integral garage and South facing balcony with impressive far reaching views towards to sea.

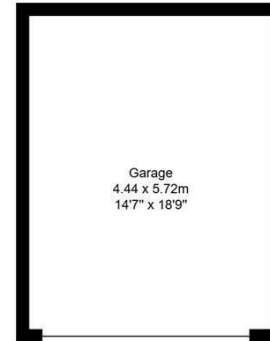
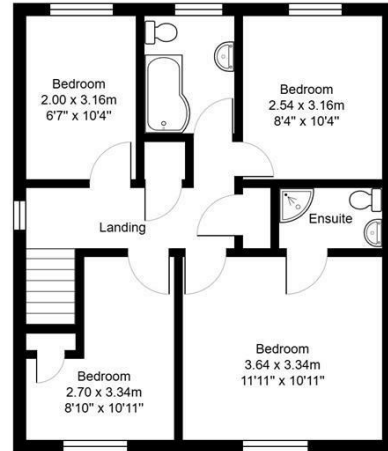
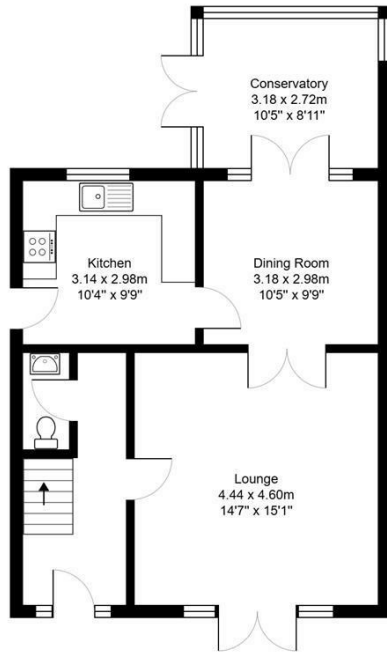
This sought after location provides access to local shops, schools and amenities along with easy access to surrounding areas and the City Centre. Downland walks are close and there are various parks in the area.

# Nicholas James

SALES LETTINGS AUCTIONS







45 Crescent Drive North

Total Area: 135.3 m<sup>2</sup> ... 1456 ft<sup>2</sup>

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			83
(69-80) C		64	
(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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