



94, The Crestway, Hollingdean, Brighton BN1 7BN

**Spencer  
& Leigh**



## 94, The Crestway, Hollingdean, Brighton BN1 7BN

Guide Price £325,000 - Freehold

- Ideal for a first time buyer/buy to let
- Mid terrace family home
- Three good size bedrooms
- White bathroom suite/separate WC
- Southerly aspect living room
- Conservatory overlooking rear garden
- 14'7" Kitchen/breakfast room
- Mature rear garden
- Off road parking & views towards the sea
- Easily accessible to the Fiveways location

GUIDE PRICE £325,000 - £350,000

If you are looking for a FIRST TIME BUY OR BUY TO LET, then this will be the house for you. As you enter in the large entrance porch you will notice a useful storage cupboard and the stairs rising to the first floor landing. The living room is SOUTHERLY ASPECT, with a gas feature fireplace and a built in bookshelf. There are double glazed french doors opening on to the lovely CONSERVATORY, which is double glazed to three sides, has a radiator and power with double glazed french doors opening on the rear garden. The 14'7" kitchen/breakfast room leads off the living room with fitted units, space for a cooker and additional appliances and also a large under stairs storage cupboard. There is a double glazed door from the kitchen giving access on to the rear garden. On the first floor landing you will find three good size bedrooms, the main bedroom is Southerly aspect with views towards the SEA and has a walk-in wardrobe. Bedroom two has a built in airing cupboard which houses the immersion heater and has a Southerly aspect double glazed window also with views towards the SEA. The third bedroom overlooks the rear garden. The bathroom has a white suite comprising of a tiled paneled bath, pedestal wash basin, tiled walls and flooring, double glazed window overlooking the rear, there is also a useful separate WC. Outside the rear garden is mature with a selection of trees, bushes and shrubbery. The front garden is private with hedgerow and has OFF ROAD PARKING for one vehicle.



The Crestway is situated in a popular area and affords easy access to the popular Fiveways with it's array of cafes, independent shops, pubs and local bus routes servicing the City Centre and Brighton University. Hartford Junior School and St Joseph's Catholic School are within walking distance to this property also Dorothy Stringer and Varndean Secondary Schools situated just off Ditchling Road.





Entrance Porch

Kitchen/breakfast room  
14'7 x 12'

Living room  
17'11 x 11'10

Conservatory  
12'5 x 10'

First floor landing

Bedroom  
12'2 x 11'10

Bedroom  
12'2 x 8'9

Bedroom  
8'9 x 7'8

Bathroom  
5'10 x 5'9

Separate WC

Outside

Front garden

Off road parking

Rear garden

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting at Spencer & Leigh - 108 Old London Road, Patcham, Brighton BN1 8YA

Head northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Turn left onto Preston Drive

Turn right onto Ditchling Road

Turn left onto Hollingbury Road

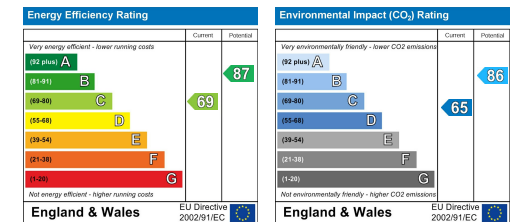
Turn left onto Hollingbury Crescent

Continue onto Hollingbury Place

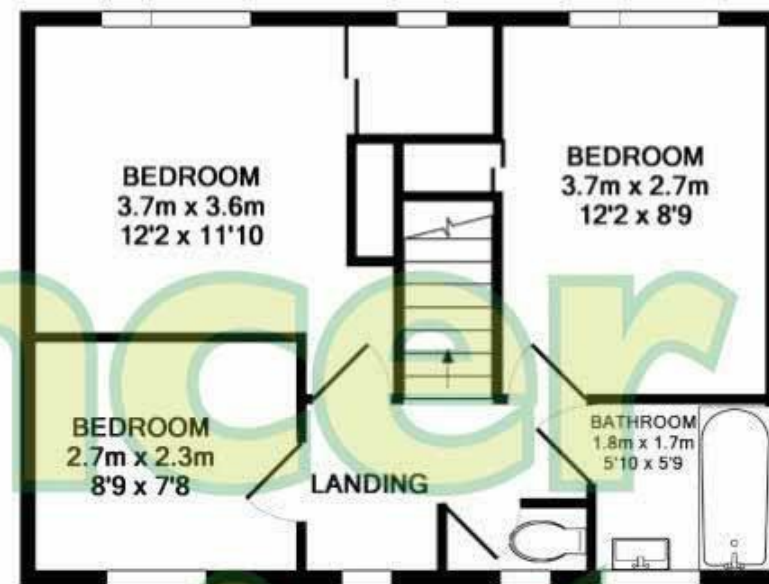
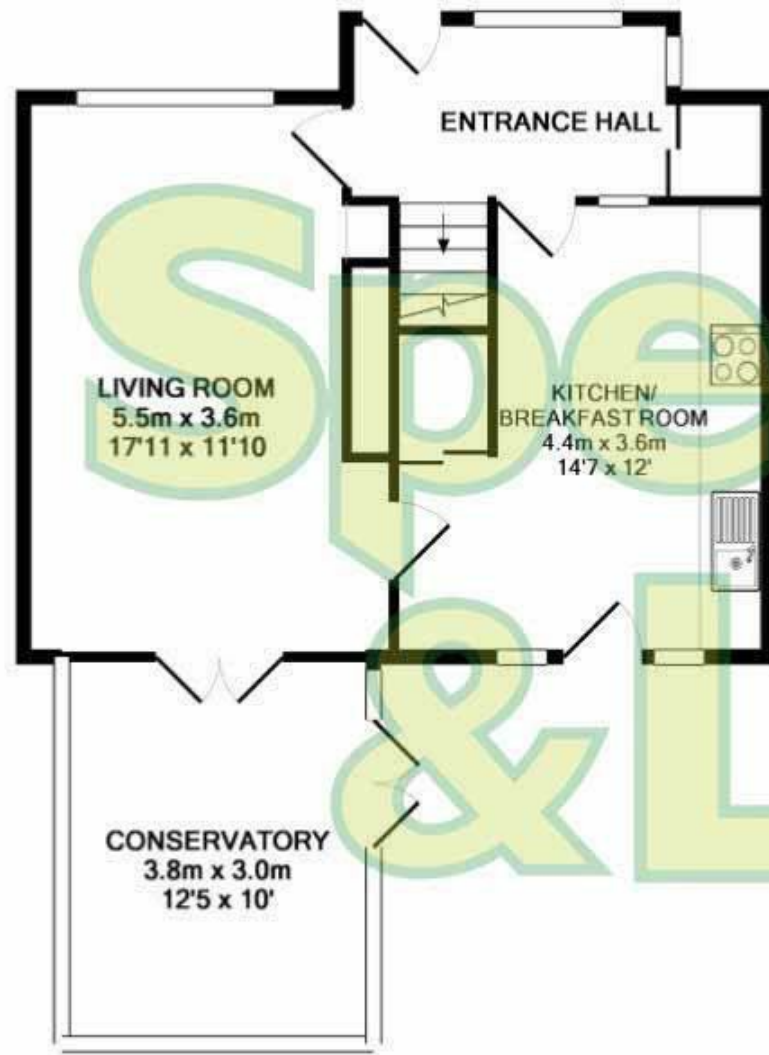
Continue onto The Crossway

Turn left onto The Crestway

Arrive: The Crestway, Hollingdean, Brighton BN1 7BN



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1ST FLOOR  
APPROX. FLOOR  
AREA 39.6 SQ.M.  
(426 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 53.5 SQ.M.  
(576 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 93.0 SQ.M. (1002 SQ.FT.)**

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