



## 134 CRESCENT DRIVE NORTH BRIGHTON, BN2 6SF

£260,000  
FREEHOLD

Guide Price £260,000 - £280,000. Impressive bungalow with west facing rear garden and allocated parking.

This fantastic property is beautifully presented throughout with accommodation comprising; lovely open plan living area with modern kitchen, luxury bathroom and double bedroom. The delightful rear patio garden has been fully paved for low maintenance and offering the perfect seating/ outside dining area, enjoying the afternoon sun. Additional features include its own street entrance, hard wood flooring, external lighting to front and rear, double glazing and attractive fitted shutters. There is plenty of built in storage including a generous loft space. The parking to the front allows enough space for up to two vehicles.

The property would suit a first time buyer, downsizer or investment buyer.

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











## Bungalow 6, 134 Crescent Drive North

Approximate Gross Internal Area = 39.1 sq m / 421 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1233190)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	70	
(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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