



**Price**

**£550,000**

**Freehold**

3x  1x  1x 

**Dale Crescent, Brighton,  
BN1**

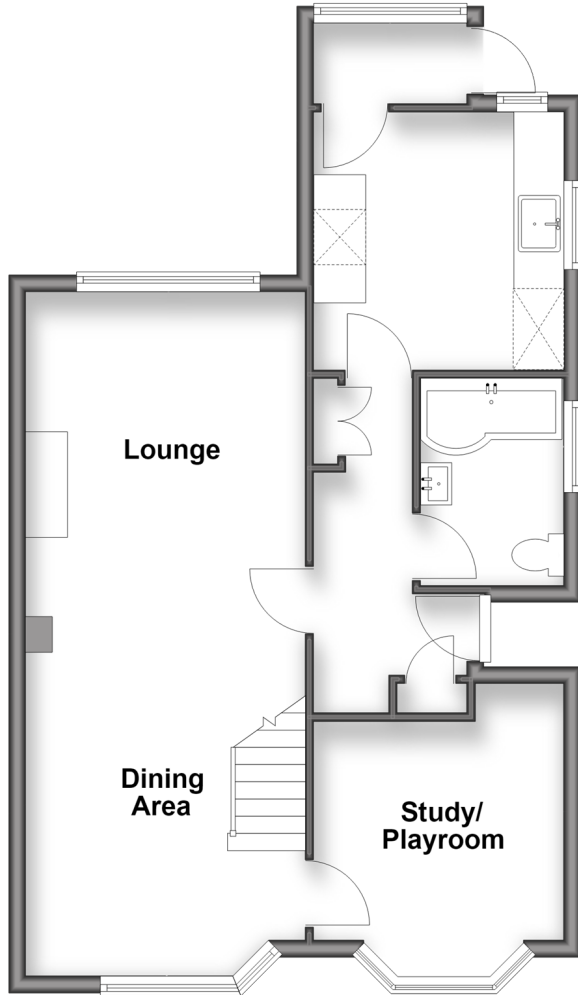
**OVER 60?**

Secure this property  
for up to **59% less!**

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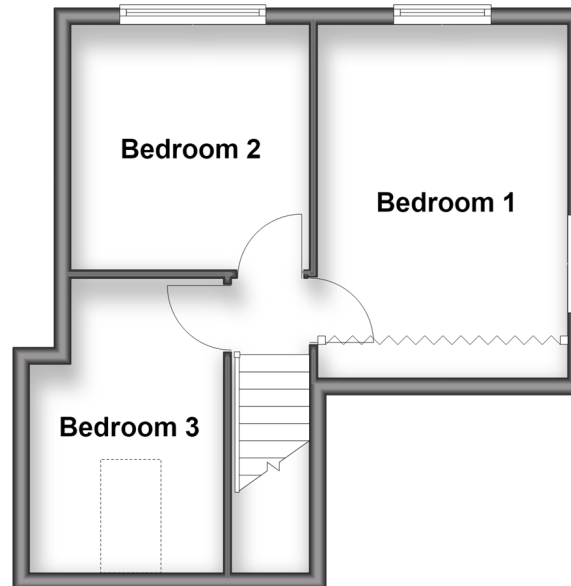
## Ground Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'6 x 10'9 (3.81m x 3.28m)

Dining Area: 12'6 x 10'9 (3.81m x 3.28m)

Kitchen: 10'6 x 8'8 (3.20m x 2.64m)

Bedroom 4 / Playroom: 10'2 into bay x 9'8 (3.10m x 2.95m)

Bathroom

Rear Porch

### FIRST FLOOR

Landing

Bedroom 1: 11'7 x 9'8 (3.53m x 2.95m)

Bedroom 2: 9'5 x 9'2 (2.87m x 2.80m)

Bedroom 3: 11'3 x 7'3 (3.43m x 2.21m)

### OUTSIDE

Off Road Parking

Cellar Storage

Rear Garden



## Main features

- Light, bright open plan lounge / diner
- Brand new bathroom scheduled for August '26
- Private driveway for 2 cars
- Handy cellar storage and utility space
- Sunny rear garden with 'sundeck' area



### Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Carden Primary 0.9 miles, Westdene Primary 1.3 miles  
Secondary Schools: Patcham High School 0.4 miles, Patcham House Special School 0.7 miles, Dorothy Stringer High School 1.1 miles



### Transport Information

Train Stations: Preston Park 1.7 miles, London Road 2.3 miles, Hove 2.3 miles



### Address

Dale Crescent, Brighton, BN1



### Directions

For directions to this property please contact us.



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■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

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