

**Bevendean Crescent, Brighton, BN2 4RE**

**Offers Over £300,000**

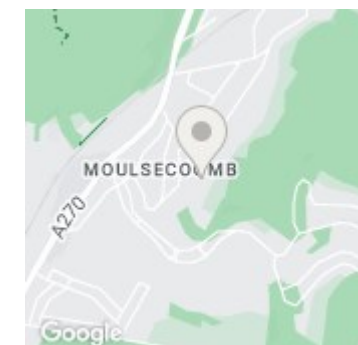
**Council Tax Band: C**



This 'Braybon' built home has been in the same families ownership for approaching FIFTY YEARS and now comes to the market CHAIN FREE. Needing a LITTLE WORK, the property will allow for the new owner to add a personal touch, without the need for costly expenditure as the property already offers modern double glazing gas central heating too. The accommodation is adaptable and will easily suit a family or buy to let investor. The ground floor offers two large reception rooms, one of which could be used as a further bedroom if need be. The kitchen is functional with a door from here that leads to a handy rear porch. Upstairs you will find three bedrooms, bedroom one is positioned to the rear and boasts built in storage alongside open views across the rooftops. Bedrooms two and three overlook the front. Completing the interior is the family bathroom/wc alongside a handy attic space which is ripe for conversion. Lastly, the rear garden has recently been tamed and now offers a blank canvas for a budding gardener.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	