

32 Eastfield Crescent
Brighton
BN1 8EL

TO
LET



THREE BED FAMILY HOUSE IN POPULAR RESIDENTIAL LOCATION

£1,250 PCM

Graves Son & Pilcher LLP
Residential Sales & Lettings Department
51 Old Steyne
Brighton
East Sussex
BN1 1HU

Tel 01273 321123

Email residential@gsp.uk.com
Web www.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

A semi-detached family house occupying a popular residential location just off Woodbourne Avenue at Hollingbury, accessible Sussex and Brighton Universities at Falmer, Hollingbury Golf Course, the Varndean/Stringer/Balfour Schools complex and bus services to the City.

- ❖ 3 bedrooms
- ❖ Newly fitted kitchen & bathroom
- ❖ 17' x 16' Sitting room
- ❖ Gas central heating/double-glazing/new carpets
- ❖ Good size rear garden
- ❖ Off street parking
- ❖ Available end of June

FIRST FLOOR

LANDING:	uPVC double-glazed window, access to roof space.
BEDROOM 1: (Rear)	13'9 x 10'6 (4.19m x 3.20m) Double panelled radiator, uPVC double-glazed windows, TV aerial point.
BEDROOM 2: (Front)	13'9 x 9'3 (4.19m x 2.81m) Radiator, uPVC double-glazed window.
BEDROOM 3: (Front)	10' x 6'9 (3.04m x 2.05m) uPVC double-glazed window.

BATHROOM:



Panelled bath with mixer tap and with shower over, wall mounted wash hand basin with contemporary mixer tap, low-level WC with dual flush cistern, ladder style heated towel rail, extractor fan, uPVC double-glazed window.

GROUND FLOOR

UPVC double-glazed door to:

ENTRANCE HALL:	Radiator.
CLOAKROOM:	Low-level WC with dual flush cistern, corner wash hand basin with mixer tap, radiator, wall mounted Valiant gas fired central heating boiler with digital programmer, cupboard housing meters and fuse box, uPVC double-glazed window, fully tiled walls.

SITTING ROOM:

Good size room, double aspect, 17'9 x 16'3 narrowing to 10'3 (5.41m x 4.95m x 3.12m) uPVC double-glazed windows, two radiators, TV aerial point.

KITCHEN:

11'6 x 10' (3.50m x 3.04m) Range of modern wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit, inset Lamona four burner stainless steel hob, Sharpe oven under, space and plumbing for washing machine, space for fridge and freezer, extractor hood, uPVC double-glazed window, radiator, ceramic tiled floor.

OUTSIDE

Private driveway giving off street parking for 3-4 cars, gate to:

REAR GARDEN:

Outside water tap, brick built garden store.

Tenant application/referencing fees, please follow link:
<http://www.gsp.uk.com/residentiallettingfees.html>

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH LANDLORDS AGENTS
 GRAVES SON & PILCHER LLP 01273 321123**