



2 Bankside, Westdene, Brighton, BN1 5GN

Spencer
& Leigh



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Price £625,000 - Freehold

- Extended spacious family home
- Four bedrooms
- 33'1 x 23'7 Living/dining room with a dual aspect
- Kitchen and separate utility room
- G/f cloakroom/WC and F/f bathroom
- Potential to further improve
- Popular leafy Westdene location
- Far reaching views
- Tiered rear garden
- Garage & driveway to side

This spacious four-bedroom home is situated in the highly sought-after area of Westdene. This property has been thoughtfully extended, offering ample living space for a family. As you step inside, you'll be greeted by a spacious entrance hall leading onto a large open-plan living area, perfect for entertaining guests or spending time with family. The living area boasts large windows, allowing for natural light to flood in and stunning views of the surrounding area. The kitchen is fully equipped with fitted units and is perfect for preparing delicious meals. Additionally, there is a large utility room for housing those additional noisier appliances. Whilst some updating is required this home has been well cared for by our vendor for over 50 years.

This property features four bedrooms, with three being good size doubles and the fourth making an ideal single or office/study. Uniquely, the bedroom at the rear has a 'Juliet' balcony and views over the garden.

The outside space is equally impressive, with a large tiered garden and terrace area, ideal for relaxing and enjoying the views. The property also benefits from a garage that provides parking with an additional space to the side. Above the garage is a balcony with balustrades and further views over the playing field and Westdene school.

This home is situated in a prime location, close to local amenities, great schools, and public transport links, making it the perfect family home. Don't miss out on the opportunity to make this lovely property your own.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Bankside is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance
 Entrance Hallway
 Lounge/Diner
 33'1 x 23'7
 Kitchen
 12'1 x 8'2
 Utility Room
 12'5 x 6'10
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 14'1 x 11'1
 Bedroom
 13'9 x 9'6
 Bedroom
 13'1 x 9'6
 Office/Bedroom
 7'2 x 5'10
 Family Bathroom
 OUTSIDE
 Front Patio
 Rear Garden
 Garage
 16'4 x 9'10

Property Information
 Council Tax Band D: £2,338.06 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage & un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 79 Mbps, Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

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



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	

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Bankside



Ground Floor
Approximate Floor Area
801.37 sq ft
(74.45 sq m)

First Floor
Approximate Floor Area
625.16 sq ft
(58.08 sq m)

Garage
Approximate Floor Area
161.45 sq ft
(15.0 sq m)

Approximate Gross Internal Area = 147.53 sq m / 1588.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.