

7 Copse Hill, Westdene, Brighton, BN1 5GA

Spencer
& Leigh



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Guide Price £650,000 - £700,000 Freehold

- Attractive detached family home
- Extended living room with bi-folding doors
- Modern fitted kitchen with built in appliances
- Ground floor cloakroom
- Three first floor bedrooms
- White modern bathroom/WC
- Shared driveway, standing space & garage
- Modern garden room/office
- Large lawned rear garden
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

This beautifully extended three-bedroom detached house is located in the desirable area of Westdene, Brighton. As you step through the front door, you are greeted with a warm and inviting atmosphere, perfect for family living. The property boasts a spacious living room, a modern fitted kitchen, and a dining area that leads out to the delightful rear garden. The garden is well maintained and offers a peaceful retreat, perfect for entertaining guests or enjoying a family BBQ.

The property also benefits from a garden office, which is ideal for those who work from home or who require additional space. The garage provides ample storage space and can also be used as a workshop.

Upstairs, the property comprises of three well-proportioned bedrooms, all of which are bright and airy. The master bedroom benefits from Southerly facing tree top views, there is also a family bathroom on this floor.

This property represents an excellent opportunity for families looking to settle down in a peaceful and friendly neighbourhood having a great Primary School. With a guide price of £650,000 - £700,000, this is a must-see property that is sure to impress.



Copse Hill is a highly desirable area and ideally situated for all amenities including local schools catering for all age groups, local shops as well as some larger stores such as M & S food, Matalan, Pets at Home and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living/Dining Room
 21'7 x 17'4
 Kitchen
 12'1 x 10'2
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 13'5 x 10'2
 Bedroom
 10'5 x 10'2
 Bedroom
 11'5 x 6'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
 15'1 x 8'2

Garden Office
 12'5 x 7'6

Property Information

Council Tax Band E: £2,857.63 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared Driveway, off road parking and un-restricted on street parking

Broadband: Standard 16 Mbps, Superfast 114 Mbps. Ultrafast 1000 Mbps 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:- E

Energy Efficiency Rating

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

**Spencer
& Leigh**

Copse Hill



Ground Floor
Approximate Floor Area
511.28 sq ft
(47.50 sq m)

First Floor
Approximate Floor Area
417.74 sq ft
(38.81 sq m)

Garage
Approximate Floor Area
123.78 sq ft
(11.50 sq m)

Outbuilding
Approximate Floor Area
94.07 sq ft
(8.74 sq m)

Approximate Gross Internal Area (Excluding Garage) = 106.55 sq m / 1146.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.