



73a Eldred Avenue, Westdene, Brighton, BN1 5EF

Spencer  
& Leigh



73a Eldred Avenue, Westdene,  
Brighton, BN1 5EF

Guide Price £700,000 - £750,000 Freehold

- Extended detached bungalow
- Four good size bedrooms
- Double aspect 15' Living room
- Impressive 27' kitchen/dining room
- Modern family bathroom & en-suite shower room
- Close to amenities & sought after Primary School
- Secluded west facing garden
- Private driveway
- Integral garage
- Exclusive to Spencer & Leigh

GUIDE PRICE £700,000 - £750,000

Located in the sought after Eldred Avenue in Westdene is this stunning four bedroom detached family home. The generous living space offers a spacious entrance hallway with stripped wooden floorboards, a bright and airy 15' dual aspect living room with far reaching views and a feature fireplace. The stylish 27' kitchen/dining room has modern fitted units with Granite work surfaces, a breakfast bar, integrated dishwasher, double oven and hob, space for an American style fridge freezer and French doors leading out to the garden. Additionally on the ground floor is a double bedroom with an en-suite shower room, perfect for guests or working from home. At the first floor, there is spacious landing currently being used as a workstation, three further good size bedrooms and a modern family bathroom with a bath and separate shower cubicle. Outside the secluded rear garden is Westerly facing with two paved patios, a lawn and mature shrub borders. To the front of the property is an integral garage, private driveway providing off street parking for several vehicles and potential for an EV charging point. Early viewing is highly recommended to appreciate this beautiful home which is exclusive to Spencer and Leigh.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Eldred Avenue 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.





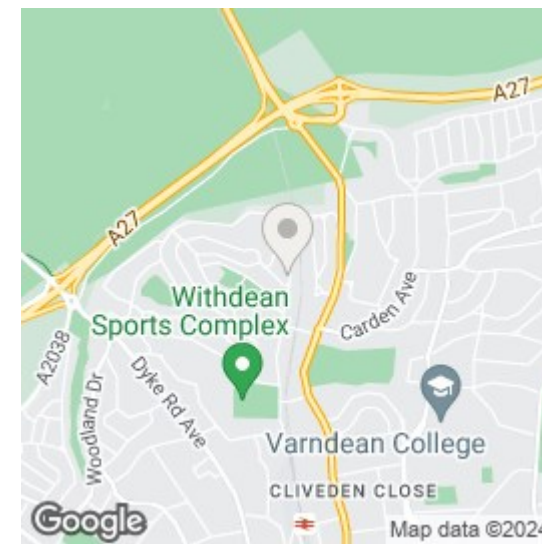
Entrance  
 Entrance Hallway  
 Living Room  
 15'5 x 13'8  
 Kitchen/Dining Room  
 27'6 x 11'0  
 Bedroom  
 14'7 x 11'6  
 En-suite Shower Room/WC  
 Stairs rising to First Floor  
 Bedroom  
 20'0 x 11'8  
 Bedroom  
 13'7 x 8'2  
 Bedroom  
 12'9 x 11'1  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Views  
 Garage  
 16'4 x 8'5

Property Information  
 Council Tax Band D: £2,338.06 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Driveway and un-restricted on street parking  
 Broadband: Standard 16 Mbps, Superfast 195 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) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

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# Eldred Avenue



Approximate Gross Internal Area = 159.30 sq m / 1714.69 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.