

**Spencer
& Leigh**



158 Eldred Avenue, Westdene, Brighton, BN1 5EJ

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Guide Price £800,000 - £850,000 Freehold

- Substantial detached family home
- Four spacious first floor bedrooms
- Ensuite bathroom & first floor family bathroom
- Extended ground floor living rooms
- Lounge, dining room & double glazed conservatory
- Fitted kitchen/breakfast room
- Tranquil rear garden with lawn & paved patio
- First floor roof terrace accessed via two bedrooms
- Private driveway with parking leading to garage
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £800,000 - £850,000

Welcome to Eldred Avenue, Brighton - a stunning detached house that offers the perfect blend of space, comfort, and style. This property boasts two main reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

The extended ground floor living rooms provide a seamless flow throughout the house, creating a warm and inviting atmosphere. Imagine hosting gatherings in the tranquil rear garden, complete with a patio and a charming roof terrace - the perfect setting for al fresco dining or enjoying a morning coffee.

Parking will never be an issue with a private driveway, space for two vehicles, and a convenient garage. The lounge, dining room, and kitchen breakfast room offer versatile spaces to suit your lifestyle and preferences.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the beauty and comfort that Eldred Avenue has to offer.



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
 Lounge
 22'11 x 21'3
 Dining Room
 16' x 11'9
 Kitchen
 22'11 x 10'5
 Conservatory
 12'5 x 8'6
 G/f Cloakroom/WC
 Stairs lowering to Basement

Basement
 11'9 x 10'2
 Stairs rising to First Floor
 Bedroom
 11'9 x 10'2
 En-suite Bathroom/WC

Bedroom
 11'1 x 9'2
 Bedroom
 10'2 x 9'2
 Bedroom
 7'10 x 7'10
 Family Shower Room/WC

OUTSIDE

Balcony
 Rear Garden

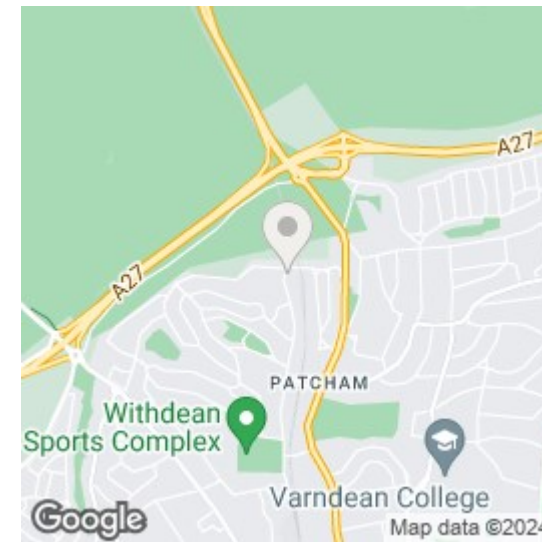
Garage
 17'10 x 10'2

Property Information
 Council Tax Band F: £3,377.19 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway and un-restricted on street parking
 Broadband: Standard 15Mbps, Superfast 52Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair/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.

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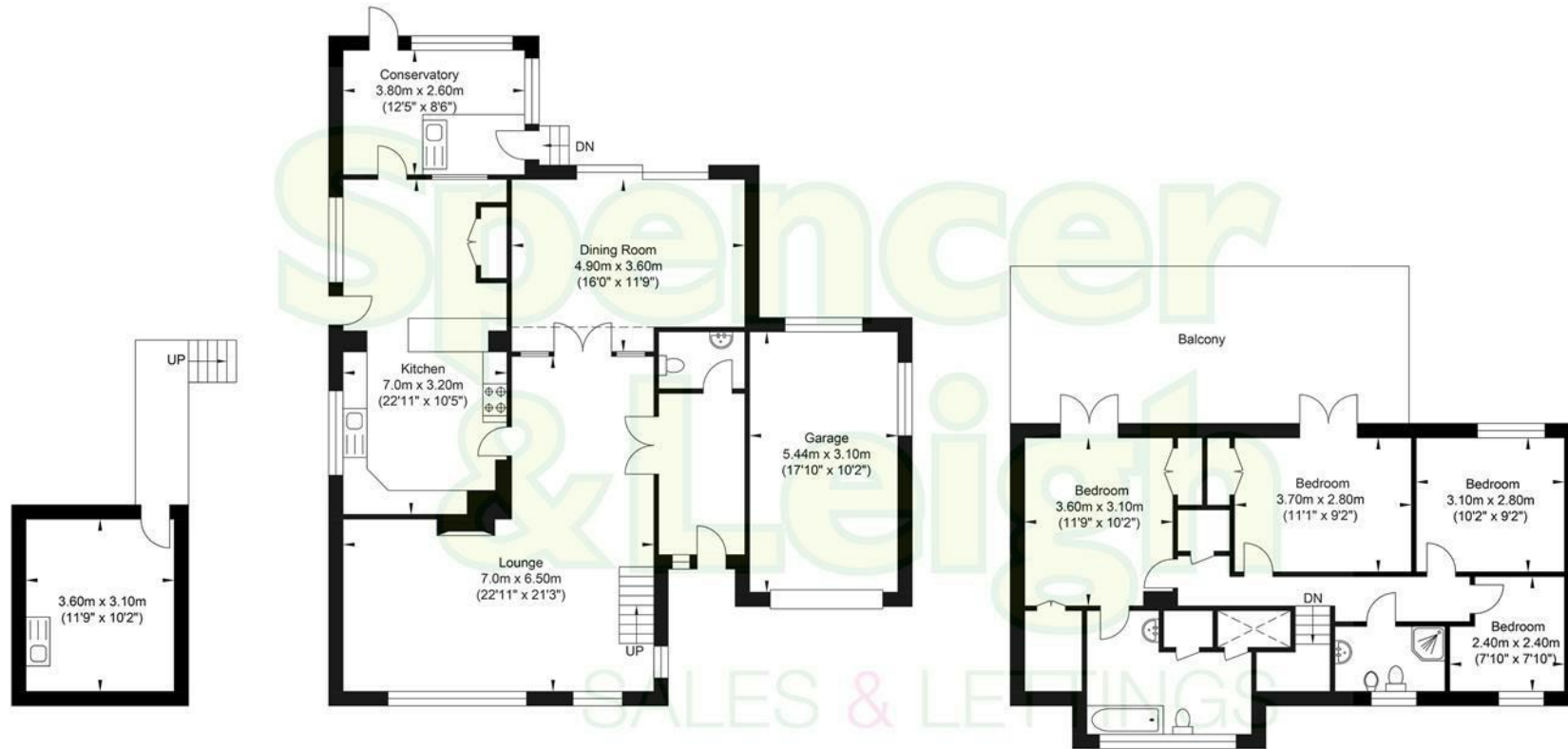
Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 63 | |
| (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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Eldred Avenue



Basement
Approximate Floor Area
120.12 sq ft
(11.16 sq m)

Ground Floor
Approximate Floor Area
1205.98 sq ft
(112.04 sq m)

First Floor
Approximate Floor Area
677.26 sq ft
(62.92 sq m)

Approximate Gross Internal Area = 186.12 sq m / 2003.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.