

34 Glen Rise, Westdene, Brighton, BN1 5LP

Spencer  
& Leigh



## 34 Glen Rise, Westdene, Brighton, BN1 5LP

Offers In Excess Of £900,000 - Freehold

- Attractive detached residence
- Three double bedrooms
- Planning permission granted for further extension
- 21' Living room overlooking rear garden
- 13' Kitchen with separate utility room
- Well presented throughout
- Desirable location
- Long rear garden backing onto Woodland
- Internal inspection considered essential
- Exclusive to Spencer & Leigh

This pretty detached residence is sure to capture your heart! This delightful house boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Conveniently, planning permission is in place to expand this home with a single storey rear and double storey side extension plus loft conversion. This will create a substantial five-bedroom detached home.

Currently configured with three double bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or home office. The property also features a well-appointed bathroom, ensuring your comfort and convenience.

One of the standout features of this property is the large rear garden that backs onto woodland, providing a peaceful and picturesque setting for outdoor activities or simply unwinding after a long day. Imagine enjoying a cup of tea in the morning while listening to the birds chirping in the background.

Additionally, the property offers parking for up to five vehicles, a rare find in this area, ensuring that you and your guests will always have a convenient place to park.

Don't miss out on the opportunity to own this lovely detached house in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this house your dream home.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Glen Rise is ideally situated to take advantage of the express transport links to both Brighton and London along with many nearby amenities in Westdene and Withdean. There are OFSTED 'Outstanding' & 'Good' rated schools including Westdene Primary within a mile of the property.



Entrance  
 Entrance Hallway  
 Lounge  
 21'11 x 11'9  
 Kitchen/Breakfast Room  
 13'5 x 13'1  
 Utility Room  
 7'6 x 3'7  
 Conservatory  
 9'2 x 8'10  
 G/f Cloakroom  
 Stairs rising to First Floor

Bedroom  
 13'1 x 11'9  
 Bedroom  
 11'9 x 9'2  
 Store  
 14'1 x 4'11  
 Bedroom  
 11'9 x 8'10

Family Bathroom  
 OUTSIDE

Rear Garden  
 Garage  
 16'4 x 8'6

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 60Mbps & 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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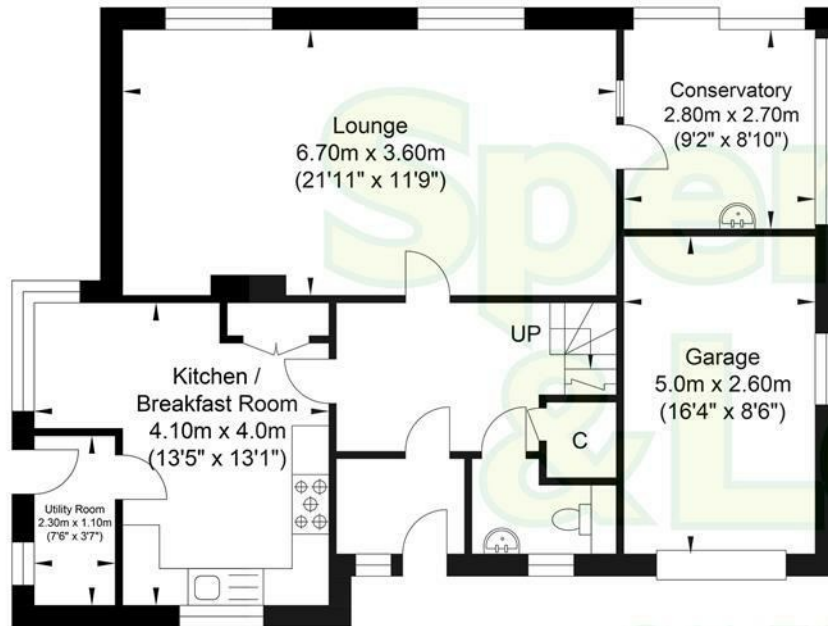
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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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# Glen Rise



Ground Floor  
Approximate Floor Area  
792.65 sq ft  
(73.64 sq m)



First Floor  
Approximate Floor Area  
607.29 sq ft  
(56.42 sq m)



Approximate Gross Internal Area = 130.06 sq m / 1399.95 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.