

10 Westfield Crescent, Patcham, Brighton, BN1 8JB

Spencer  
& Leigh



## 10 Westfield Crescent, Patcham, Brighton, BN1 8JB

Guide Price £475,000 - £499,950 Freehold

- Semi detached chalet bungalow
- Four bedrooms over two floors
- No ongoing chain
- Private driveway with integral garage
- Double glazing & gas central heating
- Modern white fitted kitchen
- Ground floor cloakroom/Shower Room
- White family bathroom with shower
- Delightful views towards the South Downs
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £475,000 - £499,950

Offered for sale with no ongoing chain is this extended semi detached chalet bungalow with four bedrooms and a private driveway and integral garage.

This lovely home is directly opposite an open green space with mature blossom trees which are delightful in Spring with views beyond towards the South Downs.

Inside the home there are fresh white painted walls which contrast well with stripped wooden floorboards and grey coloured carpets, ready for the new owner to enjoy. There are double glazed windows and gas fired central heating.

The accommodation is flexible depending on your needs with bedrooms on both the ground and first floor levels having a cloakroom & shower room positioned on the ground floor and the family bathroom with over bath shower positioned on the first floor. The kitchen is well equipped with built in domestic appliances and connects well via double doors to the living room which has pleasant views out over the garden.

Viewing is highly recommended to fully appreciate this great family home which is exclusive to Spencer & Leigh. Call to book your viewing appointment.



Westfield Crescent is situated in a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Pets at Home and Asda stores. There are 'Good & Outstanding' OFSTED rated schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London.



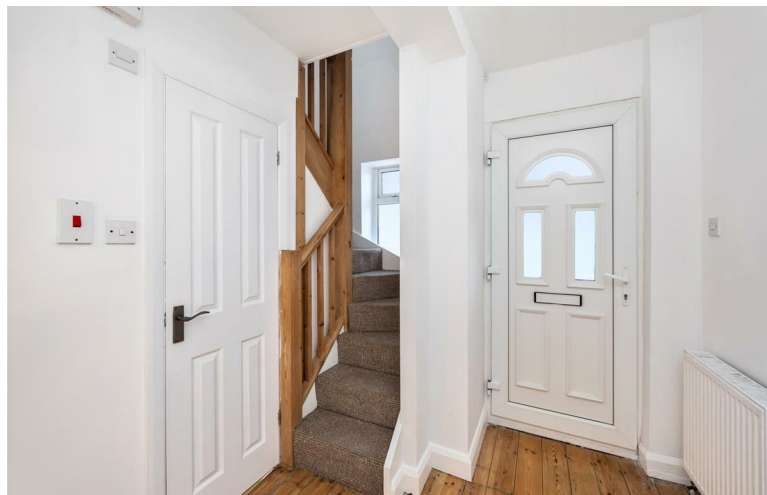
Entrance  
 Entrance Hallway  
 G/f Bedroom/Living Room  
 13'10 x 10'2  
 Living Room  
 13'11 x 10'2  
 Kitchen  
 8'4 x 8'3  
 G/f Bedroom  
 9'5 x 8'5  
 G/f Shower Room/WC  
 Stairs rising to First Floor  
 Bedroom  
 18'6 x 10'3  
 Bedroom  
 8'9 x 7'5  
 Family Bathroom  
 OUTSIDE  
 Rear Garden  
 Garage  
 14'11 x 8'8

Property Information  
 Council Tax Band C: £2,078.28 2024/2025  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, off road parking and un-restricted on street parking  
 Broadband: Standard 15Mbps, Superfast 62Mbps & 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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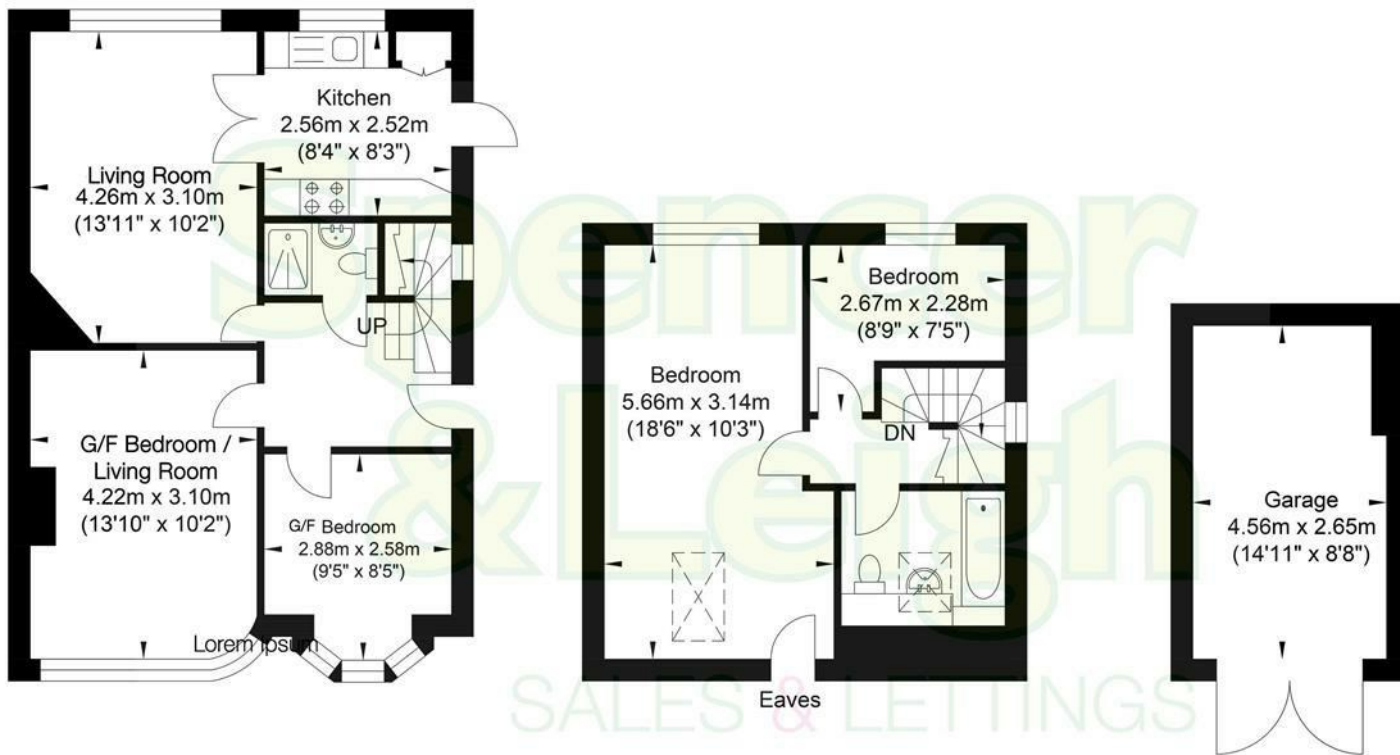
Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	54	
(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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# Westfield Crescent



Ground Floor  
Approximate Floor Area  
521.08 sq ft  
(48.41 sq m)

First Floor  
Approximate Floor Area  
333.89 sq ft  
(31.02 sq m)

Garage  
Approximate Floor Area  
130.02 sq ft  
(12.08 sq m)

Approximate Gross Internal Area = 91.51 sq m / 985.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.