

2 Westfield Crescent, Patcham, Brighton, BN1 8JB

Spencer  
& Leigh





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

Guide Price £450,000 - Freehold

- Extended semi detached bungalow
- Three bedrooms
- Potential to convert the loft, subject to required consents
- Well presented throughout
- Open plan living/kitchen/dining room
- South facing rear garden
- Far reaching views
- Popular residential location
- Internal inspection highly recommend
- Exclusive to Spencer & Leigh

GUIDE PRICE: £450,000 - £475,000

Welcome to Westfield Crescent, Brighton - a charming location that offers the perfect blend of comfort and convenience. This semi-detached bungalow boasts a spacious reception room, three cosy bedrooms, and a well-appointed bathroom.

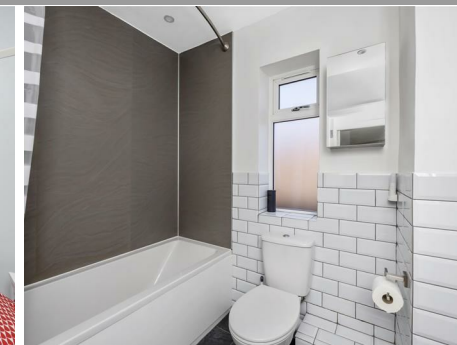
The property's standout feature is its potential for extension, allowing you to tailor the space to your liking. Imagine the possibilities of creating your dream home with additional living space!

Enjoy stunning views from this south-facing garden, where you can relax and unwind in the tranquillity of your own outdoor oasis. The property is beautifully presented, offering a warm and inviting atmosphere that is ready to be personalised to your taste.

Located in a popular area, this bungalow is surrounded by all the amenities you could need, from shops to schools, making it an ideal choice for families or those looking for a peaceful retreat. Don't miss out on the opportunity to make this lovely property your own!



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

Living Room  
14'1 x 10'2

Kitchen  
15'8 x 11'1

Bedroom  
13'9 x 10'2

Bedroom  
10'5 x 8'2

Bedroom  
9'6 x 8'6

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 60 Mbps. Ultrafast

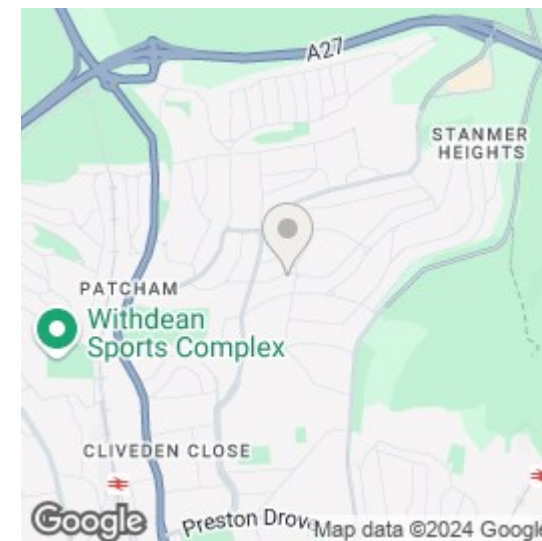
1000 Mbps available (OFCOM checker)

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>		<b>87</b>
(69-80) <b>C</b>	<b>67</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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# Westfield Crescent



Approximate Floor Area  
709.77 sq ft  
(65.94 sq m)

Approximate Gross Internal Area = 65.94 sq m / 709.77 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.