



19 Highbank, Westdene, Brighton, BN1 5GB

Spencer
& Leigh

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Guide Price £800,000 - £850,00 Freehold

- Modern detached three storey house
- Four good size double bedrooms
- Three bathrooms & G/F cloakroom
- Stunning open plan living room/kitchen with bi fold doors
- Stylish fitted kitchen with sit up Island unit
- Separate utility room adjacent to the kitchen
- Level rear garden with stunning views
- Off street private driveway with parking
- No ongoing chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £800,000 - £850,000

Highbank is a stunning detached modern house arranged over three floors with far reaching Southerly views and off street parking for two family sized cars on a private driveway.

The box fresh interior of this lovely home has clean white walls with grey coloured carpets to the bedrooms and wooden flooring to the living rooms and hallways creating a modern and welcoming interior.

The top two levels of the home feature four good size double bedrooms all with outstanding views over the valley to the South. The top two bedrooms are served by a luxurious family bathroom with modern white sanitary ware, marble tiled walls and built in TV. The other two double bedrooms are both equipped with their own ensuite shower rooms also with white modern fitments.

The living space is centred around the garden level with an inviting open plan living/dining/kitchen with bi fold doors which span a large part of the room and access the enclosed rear garden. The kitchen is state of the art with modern fitted units, built in domestic appliances and a large sit up breakfast bar perfect to entertain. Adjacent to the kitchen is a well equipped separate utility room ideal for laundry. Also at this level is a modern cloakroom fitted with a stylish suite.

Outside a wide patio runs across the back of the house with astro turf for all weather use. The garden is secluded with high level fencing and wonderful views. The garden can be accessed via stairs independently to one side of the property.

This stunning home ticks so many boxes, from design function and usability with features including anthracite double glazing, roof mounted solar panels and an electric vehicle charging point. Please contact the owners exclusive agent Spencer & Leigh to organise your private tour.



Located in a highly desirable area with a convenience store on Mill Rise and an array of shops down on Eldred Avenue. OFSTED 'Good' & 'Outstanding' rated schools are within easy reach and transport links to London via Preston Park Train Station is just over a mile away. Other stores close by include Asda in Hollingbury as well as M&S Food Hall, Matalan and Pets at Home.



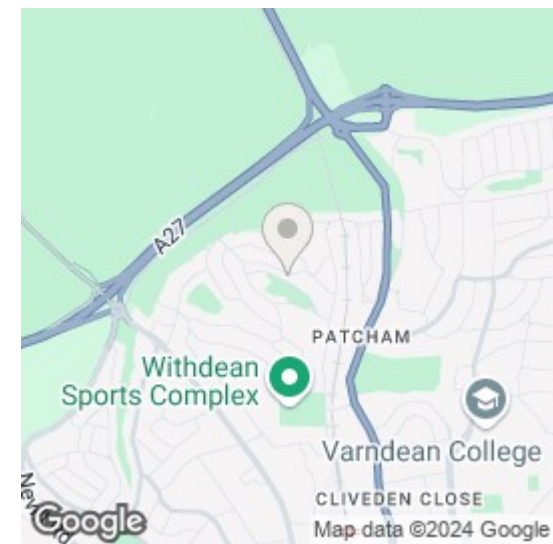
Entrance
 Entrance Hallway
 Bedroom
 14'1 x 11'7
 Bedroom
 9'3 x 8'11
 Family Bathroom
 Stairs to Lower Ground Floor
 Bedroom
 14'1 x 12'10
 En-suite Shower Room/WC
 Bedroom
 15'5 x 8'1
 En-suite Shower Room/WC
 Stairs to Garden Level
 Kitchen/Living Room
 21'5 x 17'3
 Utility Room
 8'6 x 4'10
 Cloakroom
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band F: £3,317.19 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Driveway and un-restricted on street parking
 Broadband: Standard 14Mbps, Superfast 80Mbps & Ultrafast 1000Mbps available (OFCOM checker)
 Mobile: Fair 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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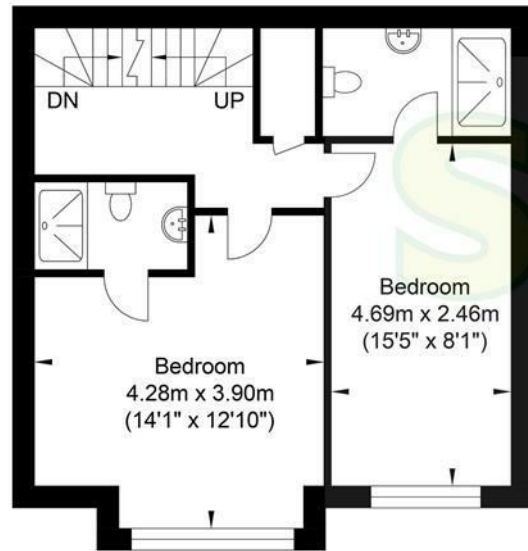
Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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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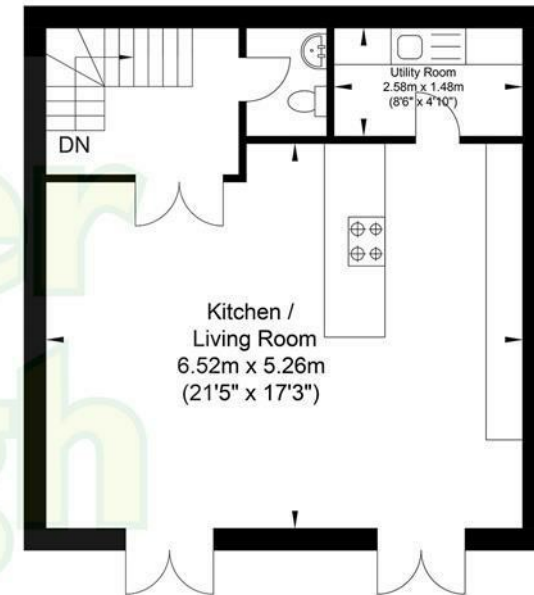
Highbank



Lower Ground Floor
Approximate Floor Area
459.61 sq ft
(42.70 sq m)



Ground Floor
Approximate Floor Area
399.34 sq ft
(37.10 sq m)



Garden
Approximate Floor Area
484.37 sq ft
(45.0 sq m)

Approximate Gross Internal Area = 124.80 sq m / 1343.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.