

Spencer
& Leigh

85 Brangwyn Drive, Westdene, Brighton, BN1 8XB

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Brighton, BN1 8XB

Guide Price £700,000 - £750,000 Freehold

- Spacious detached family home
- Immaculate internal condition
- Four good size bedrooms
- Generous through lounge dining room
- Large decked terrace from dining room
- Modern fitted kitchen & separate utility room
- Luxury family bathroom with shower
- Private vehicle parking spaces
- No onward chain
- Viewing considered essential

GUIDE PRICE £700,000 - £750,000

Light, bright and superbly presented is this detached family home located in the popular district of Brangwyn on the cusp of Patcham Old Village & Westdene. The property features Quirky accommodation of generous proportions arranged over two levels, so if your looking for something a little bit different from the norm this great home could be just for you. Entering the property at the first floor via a spacious hallway with built in storage cupboards your eyes are drawn to a large dual aspect through lounge/dining room with elevated views and an amazing raised decked terrace accessed via dual opening doors from the dining room. The kitchen is equipped with modern fitted units and built in cooking appliances with the advantage of a separate utility room for domestic appliances. Across the hallway is a delightful double bedroom with built in wardrobe cupboards and lovely views. The sumptuous family bathroom is right next door and features a sunken bath and separate shower. Moving downstairs there are three further bedrooms of good size along with a convenient cloakroom/WC across the hall. Outside there is an easy to manage rear garden with leafy green views and private parking at the front of the property. Call to book your viewing appointment. No ongoing chain.



Brangwyn Drive is a highly sought after location with excellent commuter links to the cities of Brighton and London via the A23 and Preston Park mainline railway station. Patcham Old Village is a short walk away along with its charming shops and eateries. Popular schools catering for all ages are within walking distance.



Entrance
Entrance Hallway
Reception Room
18'6 x 11'4
Dining Room
11'4 x 8'6
Kitchen
11'4 x 8'6
Bedroom
15'5 x 10'11
Bathroom
8'8 x 6'6
Stairs descending to Lower Ground Floor
Bedroom
17'7 x 9'10
Bedroom
14'9 x 9'10
Bedroom
14'9 x 7'1
Cloakroom/WC
5'11 x 4'1
Utility Room
6'8 x 5'9
OUTSIDE
Rear Garden
Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Driveway and un-restricted on street parking
Broadband: Standard 21 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: 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.

t: 01273 565566
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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Total Area: 136.5 m² ... 1469 ft²

All measurements are approximate and for display purposes only.