

92 Eldred Avenue, Westdene, Brighton, BN1 5EH

Spencer  
& Leigh





## 92 Eldred Avenue, Westdene, Brighton, BN1 5EH

Guide Price £575,000 - £600,000 Freehold

- Extended family home
- Three bedrooms
- Separate cosy living room
- Spacious kitchen/dining room
- Downstairs cloakroom
- UPVC conservatory
- Larger than usual garden
- Private driveway for several vehicles
- Garage
- No on-going chain

GUIDE PRICE £575,000 - £600,000

Situated on Eldred Avenue in the charming area of Westdene, Brighton, this delightful three bedroom semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Spanning an impressive 1,432 square feet, this extended family residence is set on a larger than average plot, providing ample outdoor space for relaxation and recreation.

The property boasts a spacious kitchen/dining room, designed for both functionality and social gatherings. This area flows seamlessly into a lovely conservatory, which invites natural light and provides a tranquil space to enjoy the views of the expansive garden. The large garden is a true highlight, offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air.

The cosy separate living room offers a warm and inviting atmosphere, ideal for unwinding after a long day. Additionally, the ground floor features a convenient cloakroom, enhancing the practicality of the home.

For those with vehicles, the property includes a garage and a private double driveway, providing parking for several vehicles, a rare find in this sought-after location. Furthermore, the absence of an ongoing chain ensures a smooth and efficient purchasing process.

Conveniently located close to local amenities and a sought after primary school, this home is perfect for families looking to settle in a friendly neighbourhood while still being within easy reach of Brighton's vibrant city life. This property is a wonderful opportunity to create lasting memories in a beautiful setting.



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Eldred Avenue is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance  
Entrance Hallway  
Sitting Room  
16'3 x 11'10  
Dining Room  
13'3 x 9'4  
Conservatory  
14'9 x 9'11  
Kitchen  
13' x 10'1  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
13'6 x 12'1  
Bedroom  
13'11 x 9'4  
Bedroom  
12' x 8'11  
Family Bathroom  
OUTSIDE  
Rear Garden  
Garage  
18'10 x 8'11  
Outbuilding  
12'7 x 10'5  
Property Information  
Council Tax Band D: £2,338.06 2024/2025  
Utilities: Mains Gas, Mains Electric, Mains water and sewerage  
Parking: Garage, Driveway and un-restricted on street parking  
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps 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.

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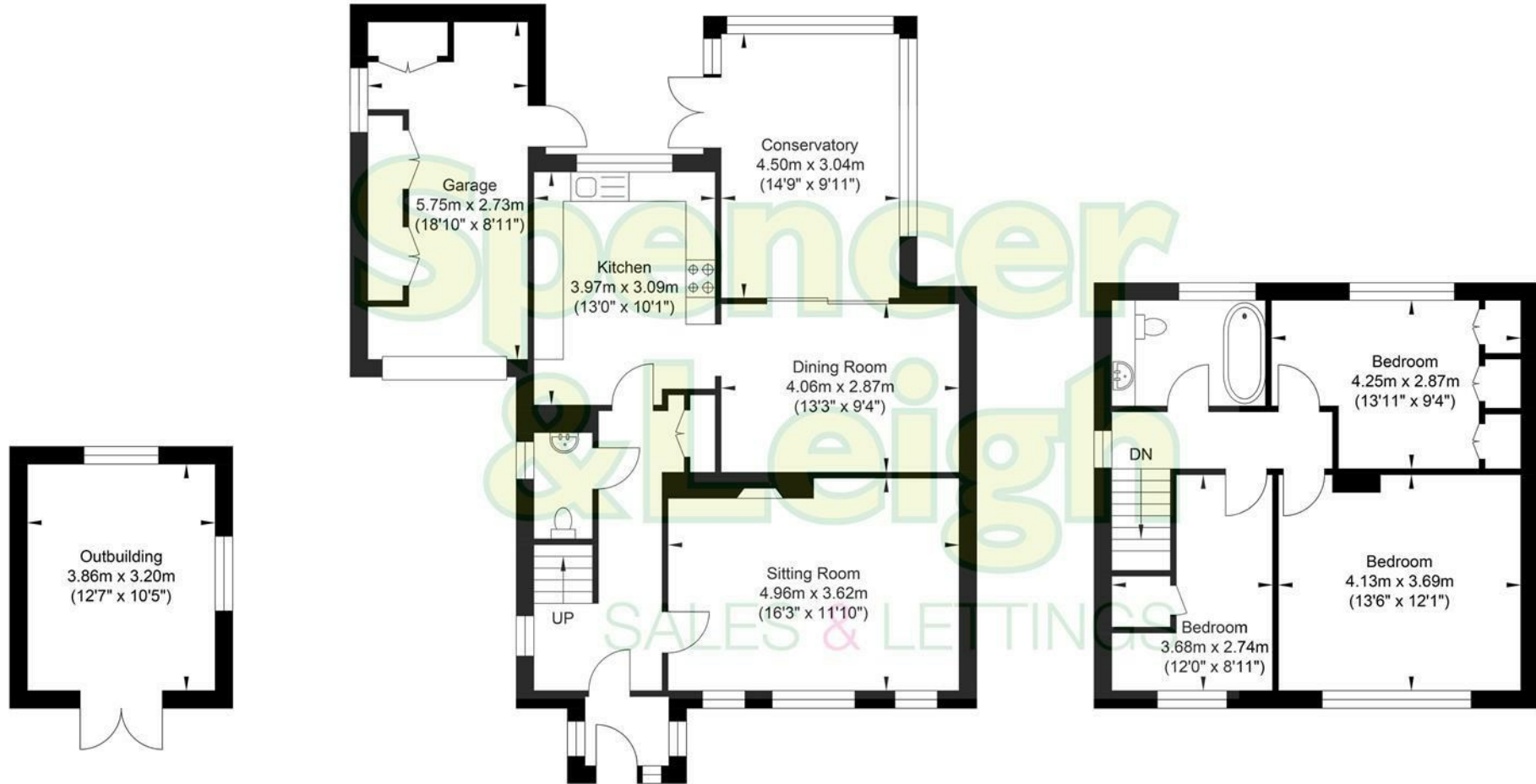
Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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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# Eldred Avenue



Outbuilding  
Approximate Floor Area  
132.93 sq ft  
(12.35 sq m)

Ground Floor  
Approximate Floor Area  
933.76 sq ft  
(86.75 sq m)



First Floor  
Approximate Floor Area  
498.90 sq ft  
(46.35 sq m)

Approximate Gross Internal Area (Excluding Outbuilding & Including Garage) = 133.10 sq m / 1432.66 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.