

Spencer
& Leigh



117 Eldred Avenue, Westdene, Brighton, BN1 5EL

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Guide Price £600,000 - Freehold

- Detached three bedroom family home
- Spacious lounge & separate dining room
- Modern dual aspect fitted kitchen
- Three first floor bedrooms
- Modern bathroom with roll top bath & shower
- Delightful front and rear gardens with mature shrubs
- Timber deck & paved patios to entertain
- Private driveway, parking and integral garage
- Far reaching views over valley towards the South Downs
- Exclusive to Spencer and Leigh, viewing highly recommended

GUIDE PRICE £600,000 - £650,000

Located on the charming Eldred Avenue in Westdene, this delightful detached house offers a perfect blend of comfort and style. Built in 1965, this spacious property spans an impressive 1,647 square feet, providing ample room for family living.

Upon entering, you are greeted by two inviting reception rooms, a cosy lounge and a separate dining room, ideal for entertaining guests or enjoying family meals. The modern kitchen is well-equipped, making it a joy for any home cook.

The property boasts three well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The mature rear garden is a true highlight, offering a tranquil outdoor space to unwind, with lovely views towards the South Downs, perfect for enjoying the natural beauty of the area.

For those with vehicles, the private driveway and integral garage provide secure parking options. This home is not just a property; it is a sanctuary that combines modern living with the charm of Brighton's vibrant community. Whether you are looking to settle down or invest, this house on Eldred Avenue is a wonderful opportunity not to be missed.



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
Living Room
15'8 x 11'9
Dining Room
25'3 x 9'2
Kitchen
11'9 x 10'5
Stairs rising to First Floor
Bedroom
15'1 x 11'9
Bedroom
15'1 x 9'6
Bedroom
9'10 x 7'10
Bath and Shower Room
Separate Cloakroom
OUTSIDE
Front and Rear Gardens
Summerhouse
7'10 x 5'6
Garage
20 x 9'2
Property Information
Council Tax Band E: £3,001.52 2025/2026
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on street parking
Broadband: Standard 15 Mbps, Superfast 52 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.

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



Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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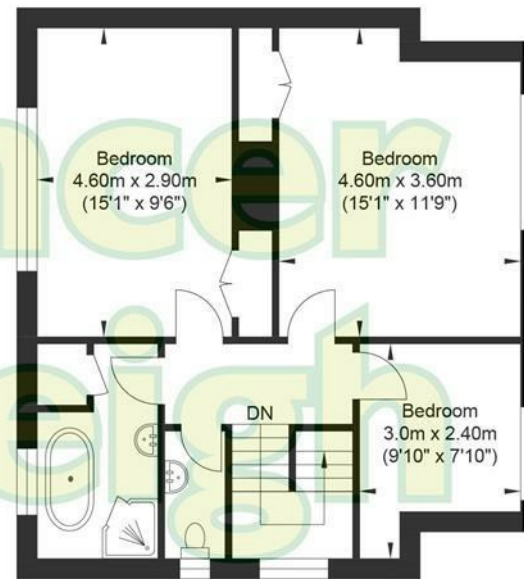
Eldred Avenue



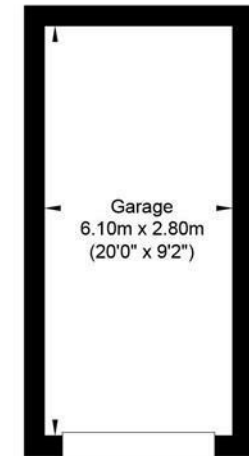
Ground Floor
Approximate Floor Area
678.87 sq ft
(63.07 sq m)



Garden Room
Approximate Floor Area
43.91 sq ft
(4.08 sq m)



First Floor
Approximate Floor Area
589.0 sq ft
(54.72 sq m)



Garage
Approximate Floor Area
183.84 sq ft
(17.08 sq m)



Approximate Gross Internal Area (Excluding Garden Room) = 117.79 sq m / 1267.88 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.