

A photograph of a row of red brick houses. The house in the foreground has a dark grey door and a small porch with a grey railing. It features a large white bay window on the ground floor and another on the first floor. A paved driveway leads to a parking area where a black car and a blue car are parked. The driveway is bordered by a low brick wall and some plants. A large tree is on the right side of the image. The sky is blue with some clouds.

Spencer  
& Leigh

88 Westfield Crescent, Patcham, Brighton, BN1 8JA



## 88 Westfield Crescent, Patcham, Brighton, BN1 8JA

Guide Price £500,000 - £550,000 Freehold

- Delightful semi detached family home
- Smart, modern, stylish interior
- Three first floor bedrooms
- Living room with panoramic Downland views
- Landscaped Southerly facing rear garden with mature trees
- Large open plan kitchen/dining room with patio doors
- Painted hardwood fitted kitchen with built in appliances
- Ground floor cloakroom with white modern suite
- Contemporary family bathroom/WC with over bath shower
- Private off street parking on block paved driveway

GUIDE PRICE £500,000 - £550,000

With panoramic views of the South Downs, this beautifully presented semi-detached family home offers a light-filled, stylish interior with a Southerly-facing landscaped rear garden and private off-road parking.

We especially love the open-plan kitchen/ dining room - featuring hardwood painted units, composite worktops, integrated appliances and plenty of room for a family dining table. Large dual-opening patio doors flood the space with natural light and provide a seamless transition to the generous paved patio and outdoor dining area, which is ideal for entertaining and summer dining.

At the front of the home, the inviting living room benefits from a feature bay window with plantation shutters, a stone fireplace, and sweeping far-reaching views across the Downs.

Upstairs, you'll find three well-proportioned bedrooms - two doubles and one single, along with a contemporary family bathroom that features a white suite, over-bath shower, and stylish tiling.

Outside, the private rear garden is a real highlight; a tranquil space framed by mature trees and shrubs, perfect for family play or relaxation. The garden has railway sleepers around the lawn and white rendered and painted retaining walls around the patio/dining space.

Viewing is highly recommended to appreciate this quality home which is exclusive to Spencer & Leigh.



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 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  
Sitting Room  
13'9 x 12'6  
Kitchen/Dining Room  
20'4 x 11'10  
G/f Cloakroom  
Stairs rising to First Floor

Bedroom  
13'9 x 11'6

Bedroom  
12'6 x 11'10

Bedroom  
8'6 x 8'2

Family Bathroom

OUTSIDE

Rear Garden

Property Information  
Council Tax Band D: £2,338.06 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Off road parking and un-restricted on street parking  
Broadband: Standard 8 Mbps, Superfast 80 Mbps. Ultrafast 1800 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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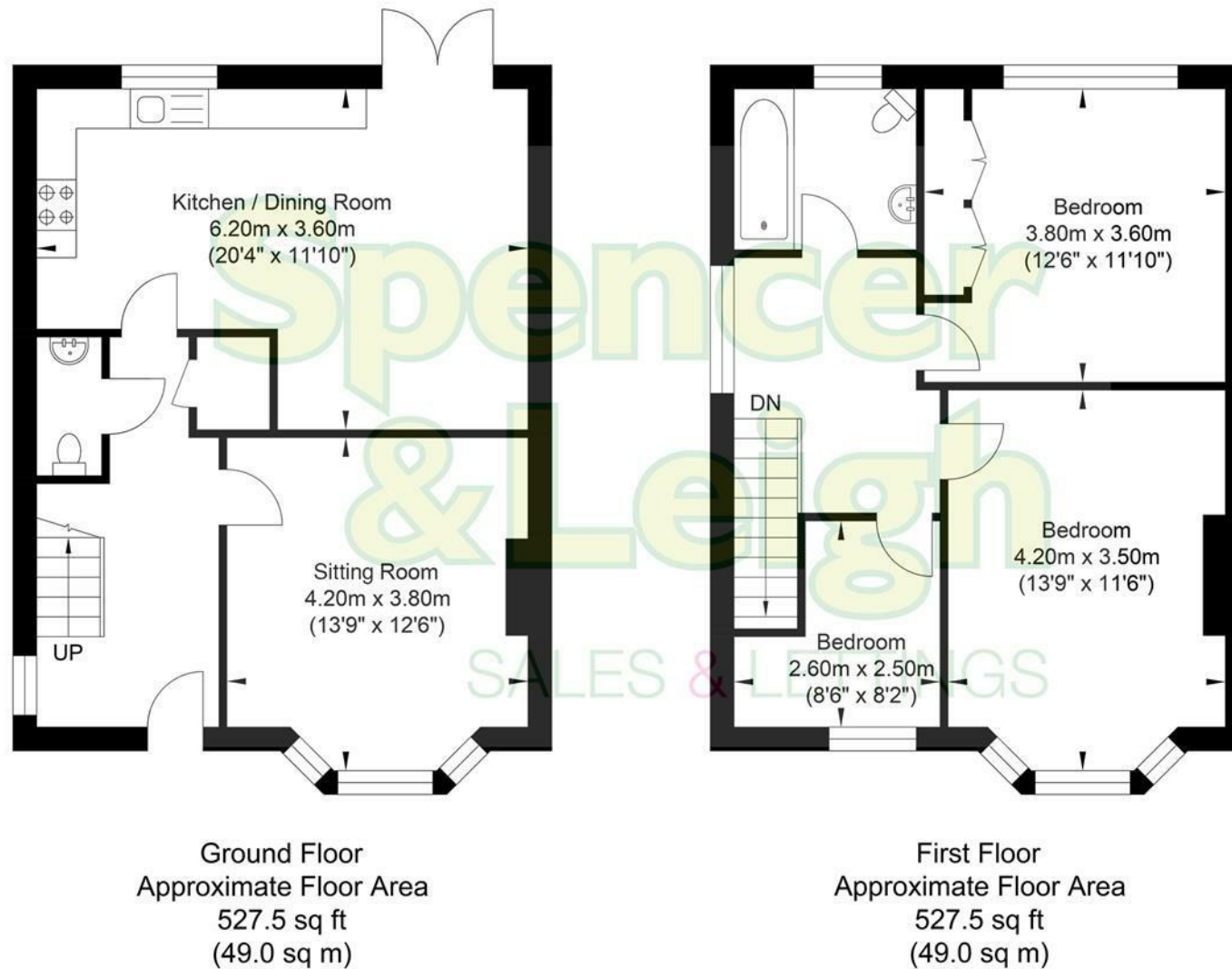


Council:- BHCC  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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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Approximate Gross Internal Area = 98.0 sq m / 1055.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.