

Spencer  
& Leigh



50 Westdene Drive, Westdene, Brighton, BN1 5HF



## 50 Westdene Drive, Westdene, Brighton, BN1 5HF

O.I.R.O £450,000 - Freehold

- Detached split-level home
- Complete modernisation needed
- Located in popular Westdene
- Close to popular schools
- Three bedrooms
- Far reaching views across Brighton
- Potential to extend and improve, STNC
- No onward chain
- Private driveway and Garage
- Internal inspection recommended

This detached split-level home presents a unique opportunity for those looking to create their dream residence. The property is in need of complete modernisation, allowing you to tailor every aspect to your personal taste and lifestyle.

Situated on Westdene Drive, this home benefits from its proximity to popular schools, making it an ideal choice for families seeking a nurturing environment for their children. The area is well-regarded for its community spirit and convenient amenities, ensuring that you are never far from essential services and recreational facilities.

The property boasts a private driveway and a garage, providing ample parking space and additional storage options. This feature is particularly valuable in a bustling area like Brighton, where off-street parking can be a rarity.

With its potential for transformation and its prime location, this home is a blank canvas waiting for the right buyer to breathe new life into it. Whether you are an investor looking for a project or a family eager to settle in a vibrant community, this property offers a promising foundation for your future. Do not miss the chance to explore the possibilities that await in this charming Westdene home.



Situated in the heart of Westdene provides easy access to the bustling bars and restaurants of Seven Dials and Preston Park. A main line railway station along with the A23 and A27 provides convenient commuter links to both Brighton and London. Conveniently there are bus stops located close by along with access to the South Downs National Park and Patcham Windmill.





Entrance

Entrance Hallway

Bedroom  
9'1 x 8'2

Stairs to Lower Ground Floor

Living Room  
16'3 x 12'10

Kitchen  
12'7 x 10'5

Cloakroom/WC

Stairs rising to First Floor

Bedroom  
16'1 x 11'9

Bedroom  
10'2 x 9'3

Family Bathroom

OUTSIDE

Garage  
16'1 x 8'1

Rear Garden

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Garage, Private driveway and un-restricted on street parking

Broadband: Standard 15 Mbps, Superfast 48 Mbps & Ultrafast 1800 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.

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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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# Westdene Drive



Ground Floor  
Approximate Floor Area  
665.0 sq ft  
(61.78 sq m)

First Floor  
Approximate Floor Area  
417.63 sq ft  
(38.80 sq m)

Approximate Gross Internal (Including Garage) Area = 100.58 sq m / 1136.63 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.