

**Spencer  
& Leigh**

**46 Westfield Crescent, Patcham, Brighton, BN1 8JB**



## 46 Westfield Crescent, Patcham, Brighton, BN1 8JB

Guide Price £550,000 - £600,000 Freehold

- Four Bedroom Family Home
- Vendor Suited
- Huge Home Office/Garden Room
- Favoured Southerly Aspect
- Excellent Entertaining Sun Terrace
- Downstairs Shower & Upstairs Bathroom
- Private Off-Street Parking
- Electric Vehicle Charger in Situ
- Presented in Immaculate Condition Throughout
- Exclusive to Spencer & Leigh

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Set back from this popular residential street, this attractive chalet bungalow is presented in immaculate condition. It offers flexibility throughout, with plentiful bedrooms, office rooms, and additional socialising spaces. With stunning views from both the front of the property and the rear garden, this is a home not to be missed.

Upon entry, you are welcomed by a hardwood floor that contrasts beautifully with the white flat plaster walls, creating a contemporary feel. The sitting room features a large character bay window overlooking the rolling hills of the downs at the front, while the kitchen/diner at the rear flows seamlessly into a spacious entertaining sun terrace. The kitchen boasts generous worktop space atop white soft-close units surrounding essential white goods.

The property consists of four bedrooms spread over two spacious levels. The smallest room is currently utilised as a home office, while the remaining three bedrooms are conveniently located on the first floor, along with a luxurious bathroom featuring a sunken bath.

Noteworthy features include a large cabin/office space in the garden, complete with a further terrace to enjoy the views, which could easily serve as an additional living area if needed. The property also offers private off-street parking, complete with an electric vehicle charger that will remain in situ.

In our opinion, an early viewing is essential to fully appreciate all that this family home and its additional living space have to offer!



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  
14'6 x 11'5

Kitchen/Dining Room  
12'11 x 11'5

G/f Bedroom  
11'4 x 9'4

G/f Shower Room/WC

Stairs rising to First Floor

Bedroom  
12'10 x 12'5

Bedroom  
12'4 x 9'3

Bedroom  
9'3 x 7'7

Family Bathroom

OUTSIDE

Studio  
18'9 x 12'11

Rear Garden

Property Information  
Council Tax Band D: £2,455.79 2025/2026  
Utilities: Mains Electric, Mains Gas, Mains water and sewerage  
Parking: Off road parking and un-restricted on street parking  
Broadband: Standard 15 Mbps, Superfast 53 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)

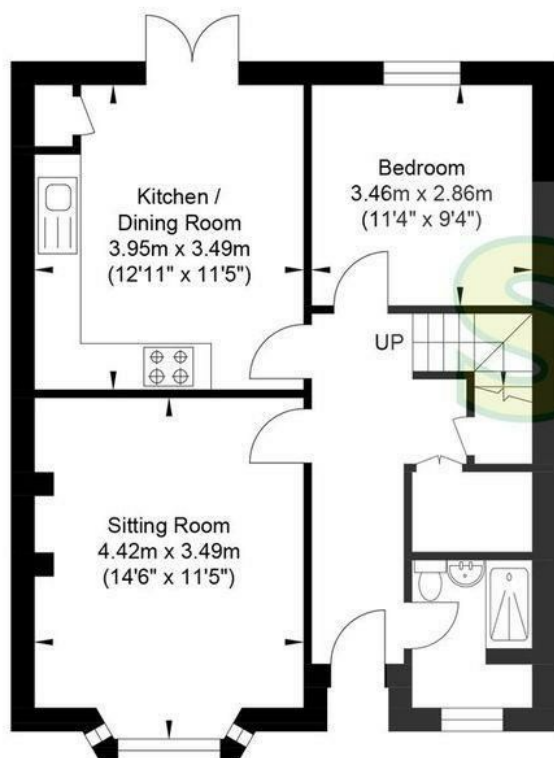


Council:- BHCC  
Council Tax Band:- D

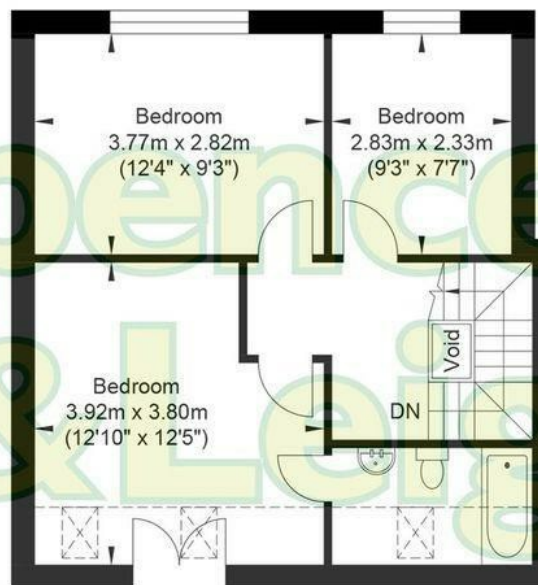
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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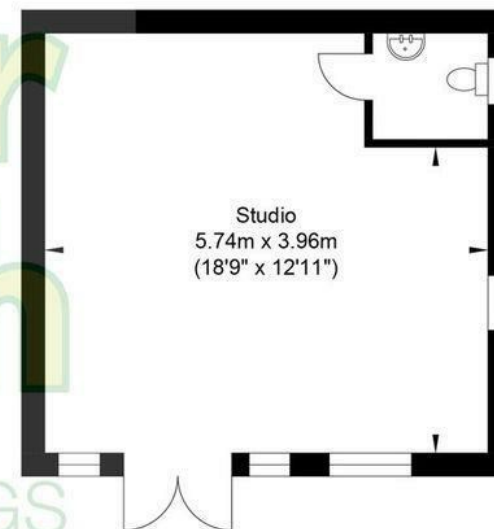


Ground Floor  
Approximate Floor Area  
612.25 sq ft  
(56.88 sq m)



First Floor  
Approximate Floor Area  
514.94 sq ft  
(47.84 sq m)

----- Reduced Head Height



Outbuilding  
Approximate Floor Area  
244.66 sq ft  
(22.73 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 107.72 sq m / 1127.19 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.