

COPSE HILL

BRIGHTON





KENDRICK PROPERTY SERVICES



Kendrick Property Services are delighted to bring to market this family home located in the charming neighbourhood of Westdene in Brighton. This delightful detached property on Copse Hill offers a wonderful blend of comfort and convenience. With four spacious bedrooms, two bathrooms, a separate dining room, and an array of amenities, this family home is a true gem. As you approach the property, you'll be greeted by a garage and a welcoming driveway, ensuring that parking is never a hassle. The spacious family-sized garden, a true highlight of the property, offers a peaceful oasis for relaxation and outdoor activities. Additionally, there's an outbuilding that can serve as a home office or storage space, catering to the modern homeowner's needs. Inside, the house exudes warmth and character. The dining room is the perfect setting for family meals and entertaining guests, and the property boasts two well-appointed bathrooms, eliminating any morning rush. The four bedrooms provide ample space for a growing family or guests. Westdene itself is a sought-after neighbourhood known for its sense of community, excellent schools, and proximity to green spaces such as Withdean Park and the South Downs National Park. The area offers convenient access to local shops and amenities, and the vibrant city of Brighton is just a short drive away, with its eclectic mix of restaurants, shops, and cultural attractions.





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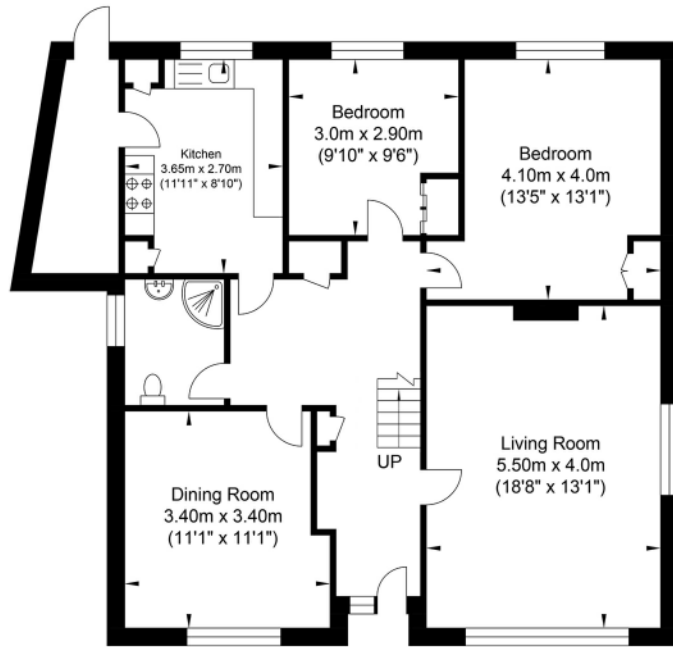


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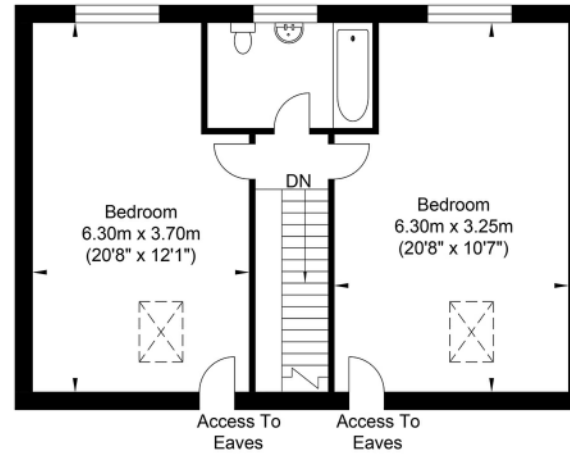




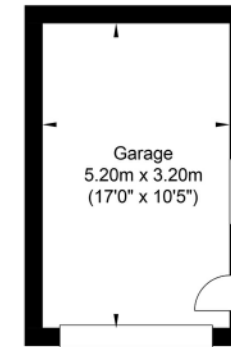
Copse Hill, Brighton



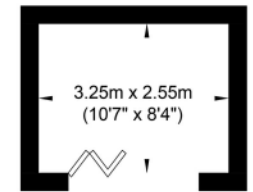
Ground Floor
Approximate Floor Area
997.92 sq ft
(92.71 sq m)



First Floor
Approximate Floor Area
620.53 sq ft
(57.65 sq m)



Garage
Approximate Floor Area
173.94 sq ft
(16.16 sq m)



Outbuilding
Approximate Floor Area
89.23 sq ft
(8.29 sq m)

Approximate Gross Internal Area = 174.81 sq m / 1881.63 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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A. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.

B. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

C. All measurements are approximate.