



10 Glen Rise

Brighton, BN1 5LP

Guide price £750,000

Introducing a newly refurbished detached family home in the desirable Westdene district of Brighton. This versatile property boasts four bedrooms, recently upgraded with a new kitchen, bathroom, and shower room. With two separate reception rooms and a charming private rear garden accessed via a private drive with off-road parking, this residence offers both comfort and convenience.

Additionally, approved planning BH2023/01268 allows for the conversion of this home into a substantial three-story house. The proposed layout includes two separate reception rooms, a stunning open-plan kitchen/living area, and five bedrooms. The master suite is designed with a walk-in wardrobe and ensuite, promising luxurious living.

Glen Rise enjoys easy access to major commuter routes including the A27, A23, and M23, making it ideal for those who commute. Local amenities such as parks, playgrounds, and shops are within reach, while Brighton city centre and mainline station are approximately three miles away. Preston Park train station is also conveniently located just 1.4 miles away. Families will appreciate the selection of nearby schools and the abundance of parks and golf courses in the area. Nestled amidst the picturesque Sussex countryside, Westdene provides the perfect balance of urban and rural living.



- Guide Price £750,000 - £775,000
- 2 Reception Rooms
- Off Road Parking
- 2 Bathrooms
- PLANNING PERMISSION GRANTED BH2023/01268
- 4 Bedrooms
- Large Garden
- Newly Refurbished
- Great Location
- Detached

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GLEN RISE

Approximate Gross Internal Area = 119.66 sq m / 1288.01 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
1005.02 sq ft
(93.37 sq m)

FIRST FLOOR

Approximate Floor Area
282.98 sq ft
(26.29 sq m)