



Highbank
Brighton, BN1 5GB



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Asking price £800,000

Leafy Green Westdene. Set back from the road with stunning views is this substantial Detached Home Boasting Five First Floor Bedrooms & Generous Living Space To Match. The huge space is ideal for a large family and could offer independent living, should it be desired. Currently the property features a large living room, separate dining room, modern fitted kitchen with space to eat, double glazed conservatory, ground floor cloakroom/shower and study/bedroom 6. On the first floor there are five bedrooms, with the main bedroom having an en-suite shower room in addition to the first bathroom with corner bath. Outside the wide plot has been levelled to create an ideal place for children to play and adults to entertain family and friends. Other points worthy of a mention include double glazing, gas central heating and a timber garden summerhouse.



- Substantial Detached Plot
- Conservatory
- Living Room
- Fantastic Location
- Office
- 5/6 Bedrooms
- Dining Room
- Garden
- 3 Bathrooms

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

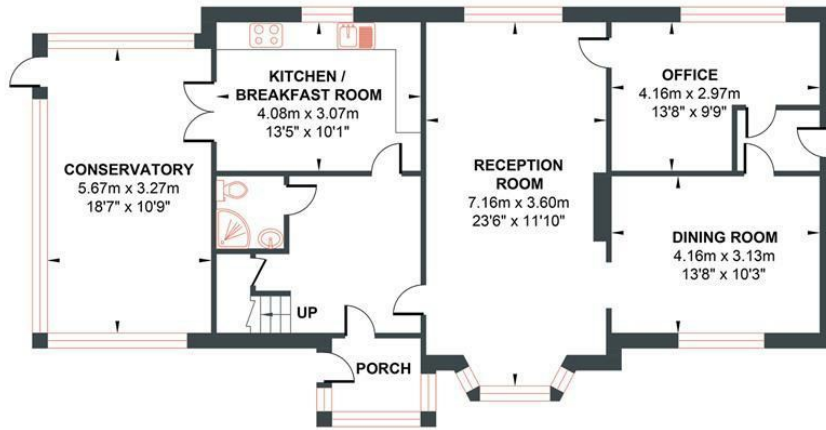
England & Wales EU Directive 2002/91/EC



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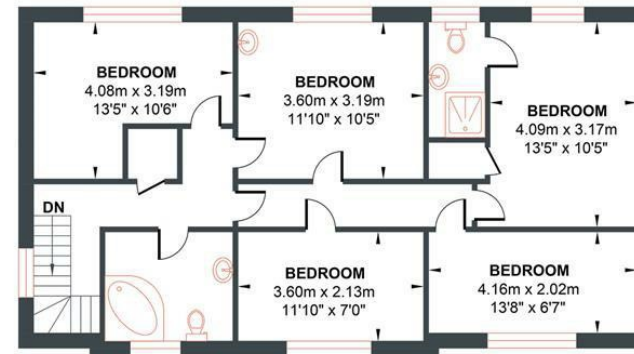
Approximate Gross Internal Area = 169 sq m / 1819.10 sq ft

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



GROUND FLOOR

Approximate Floor Area
1033.33 sq ft
(96.0 sq m)



FIRST FLOOR

Approximate Floor Area
785.76 sq ft
(73.0 sq m)



