



# 6 Copse Hill

Brighton, BN1 5GA

**Guide price £700,000**

Guide Price £700,000 to £750,000....Wonderful 4/5 bedroom detached home, offering two bathrooms, a sunny rear garden with a summer house, and two private driveways. Spanning over 1,830 square feet, this property is situated in the highly popular area of Westdene, just a short walk from local shops, Withdean Park, and Preston Park.

Upon entering, you are greeted by a bright and spacious entrance hall with ample storage. The front features a delightful dual-aspect living room and a separate dining room that can also serve as a fifth bedroom. The fully fitted kitchen boasts lovely views over the rear garden and leads to a side utility room with garden access. On the ground floor, you'll also find bedroom three, with a beautiful garden view and fitted wardrobes, and bedroom four, featuring a bespoke fitted bed ideal for a home office. A modern fitted shower room completes this level.

Rising to the first floor, the impressive dual-aspect master bedroom offers far-reaching downland views. A modern family bathroom and the dual-aspect second bedroom with eaves storage complete the upstairs layout.

The spacious family-sized garden, a true highlight of the property, offers a peaceful oasis for relaxation and outdoor activities. An outbuilding in the garden can serve as a home office or storage space, catering to modern homeowners' needs. Additionally, there is under-house storage accessed via a hatch in the garden.

At the front of the property, two dropped curbs create off-street parking on both sides of the house, complemented by a garage equipped with power and light.



- Detached House
- Two Reception Rooms
- Private Driveways
- Sunny Rear Garden
- Garage
- 4 Double Bedrooms
- Modern Fitted Kitchen
- Two Bathrooms
- Summerhouse/ Garden Office
- Close To Westdene Primary Schools & Parks

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		
	73	83
England & Wales	EU Directive 2002/91/EC	

