



Westfield Crescent, Brighton, BN1 8JA

welcome to

Westfield Crescent, Brighton

MUST BE SEEN, this home has space in abundance over 1400 SQFT with 24' Lounge Diner, 19' Main bedroom and views towards the south downs, NO FORWARD CHAIN.



As you step in the front door and pass through the double doors of the living room you are instantly hit with the impressive room size. There is easily enough space for a lounge area and a dining room. You also have access to the garden from here. The kitchen is also a great size with a traditional serving hatch perfect for meal times. You also get the added bonus of a utility room and a pantry in this house. Storage is in abundance not always the case in houses around here. There is also a handy ground floor cloakroom, perfect for a house of this size.

As you head upstairs to the first floor you have two bedrooms both great double sizes with integrated wardrobes. You'll also find the master bedroom, a fantastic sized room with plenty of wardrobe space with a sink. The crowning glory has to be the views, imagine waking up to views over the South Downs, it's idyllic.

If a good garden is on your check list you get more than you bargained for here. The space is huge and you have beautiful views of the South Downs National Park, perfect for those summer evenings of entertaining. This property needs to be seen to be believed.



Location

Westfield Crescent is situated in an established residential area north of Brighton city centre in Hollingbury, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters. This spacious house enjoys stunning views over both Hollingbury and Patcham and far reaching views towards The South Downs National Park.

You will also find County Oak Medical centre & Hollingbury Golf Course on the doorstep. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

Key Information

Schools

Primary: Patcham Junior School - 0.5 miles, Carden Nursery & Primary School - 0.5 miles, Patcham Infant School - 0.5 miles, Balfour Primary School - 0.7 miles, Hertford Infant School - 0.9 miles, Hertford Junior School - 0.9 miles, St Bernadette's Catholic Primary School - 1.0 miles, Coldean Primary School - 1.1 miles, Westdene Primary School - 1.2 miles, Downs Junior School - 1.3 miles, Downs Infant School - 1.4 miles, Stanford Infant School - 1.5 miles, Stanford Junior School - 1.6 miles.

Secondary: Patcham High School - 0.4 miles, Varndean School - 0.5 miles, Dorothy Stringer School - 0.7 miles, Varndean College - 0.9 miles, Downs View Link College - 0.9 miles, Cardinal Newman Catholic School - 1.7 miles, BHASVIC College - 2.6 miles.

Train Stations

Preston Park Station - 1.2 miles
London Road Station - 1.5 miles
Brighton Mainline Station - 2.8 miles

Amenities

Woodbourne Avenue Shops - 0.3 miles
Wilmington Parade Shops - 0.4 miles
Sainsbury's Local (Carden Avenue) - 0.7 miles
Asda Superstore (Hollingbury) - 1.2 miles
Fiveways Shopping Parade - 1.4 miles
Patcham Village - 1.4 miles

Main Roads

A23/A27 Road Network - Less than a 10 minutes' drive away.

Total floor area 135.1 sq.m. (1,454 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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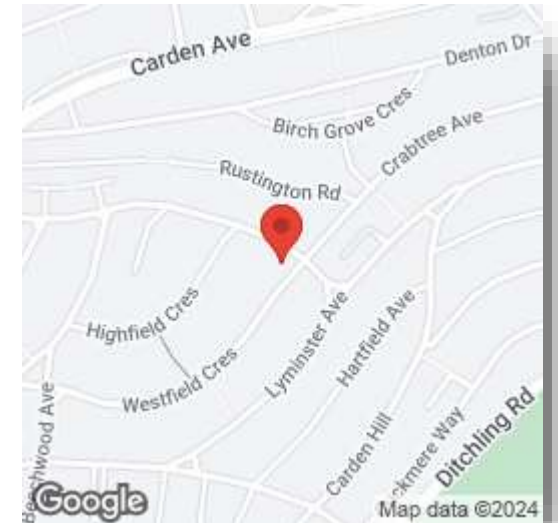
Westfield Crescent, Brighton

- DETACHED FAMILY HOUSE WITH NO ONWARD CHAIN & WITH POTENTIAL TO ENHANCE
- THREE DOUBLE BEDROOMS WITH BUILT IN STORAGE
- SPACIOUS LOUNGE/DINING ROOM WITH ACCESS TO REAR GARDEN
- GOOD SIZE KITCHEN WITH UTILITY AREA
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- WEST FACING REAR GARDEN WITH VIEWS TOWARDS THE SOUTH DOWNS
- INCENTIVES AVAILABLE, ASK FOR DETAILS
- CGI dressed images used for marketing

Tenure: Freehold EPC Rating: C

guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106170 - 0004

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