



**Highbank, Brighton, BN1 5GB**



**welcome to**

**Highbank, Brighton**

This a remodelled, refurbished and beautifully presented 4-bedroom semi-detached house situated in this elevated position with panoramic views over Brighton towards the sea.



The house comprises: lovely large living room with picture window and door to southerly balcony/terrace, a newly fitted kitchen/dining room with patio doors opening to the rear garden, refitted bathrooms and ground floor cloakroom, family bathroom and en-suite shower room to the master bedroom, rear garden with lawn and patio an integral garage with private driveway. Situated in the sought after Westdene area of Brighton within reach of local schools, Preston Park stations, the A23/A27 providing quick access to London And Gatwick, and frequent bus services to the city centre and seafront.



Total floor area 165.5 m<sup>2</sup> (1,782 sq.ft.) approx  
 Restricted height 5.4 m<sup>2</sup> (58 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Highbank is situated in the highly sought after Westdene area of Brighton and runs between Mill Rise and Bramble Rise. Local schools including Westdene Primary and Blatchington Mill are easily accessible making this an ideal purchase for a family. Withdean sport complex is also found at the lower end of Valley Drive. The A23/A27 by-pass can be easily accessed via Dyke Road Avenue which is ideal for commuters wishing to travel out of the city to surrounding areas. Local shopping facilities can be found in both Mill Rise and Eldred Avenue along with local bus services which give access to Brighton city centre, Brighton seafront and famous promenade and surrounding areas.

## Key Information

### Schools

**Primary:** Westdene Primary School - 0.1 miles, Patcham Infant School - 0.6 miles, Patcham Junior School - 0.8 miles, St Bernadette's Catholic Primary School - 1.0 miles, Balfour Primary School - 1.2 miles, Carden Nursery & Primary School - 1.4 miles, West Blatchington Primary & Nursey School - 1.4 miles.

**Secondary:** Patcham High School - 0.7 miles, Dorothy Stringer School - 1.1 miles, Varndean School - 1.2 miles, Varndean College - 1.5 miles, Blatchington Mill School - 1.5 miles, Downs View Link College - 1.6 miles, Cardinal Newman Catholic School - 1.6 miles, BHASVIC College - 2.9 miles.

### Train Stations

Preston Park Station - 1.1 miles  
 Hove Station - 1.8 miles  
 Brighton Mainline Station - 3.2 miles

### Amenities

Eldred Avenue Shopping Parade - 0.4 miles  
 Patcham Village Shopping Parade - 0.6 miles  
 Withdean Sports Complex - 0.7 miles  
 Sainsbury's Local (Carden Avenue) - 1.5 miles  
 Sainsbury's Local (Preston Road) - 1.7 miles  
 Tesco Express (The Droveway) - 2.1 miles  
 Asda Superstore (Hollingbury) - 2.3 miles

### Main Roads

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

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- Lovely large living room with picture window and door to southerly balcony/terrace
- Newly fitted kitchen/dining room with patio doors opening to the rear garden
- Refitted bathrooms and ground floor cloakroom
- Family bathroom and en-suite shower room to the master bedroom
- Integral garage with own driveway
- Rear Garden with lawn and patio
- Quiet residential location

Tenure: Freehold EPC Rating: D

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106317 - 0004

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