



Westfield Crescent, Brighton, BN1 8JA

welcome to

Westfield Crescent, Brighton

Fantastic size 4 bed detached house, NO CHAIN, good size dual aspect living room, separate dining room and UTILITY, built in storage, great size rear garden. MUST BE SEEN.

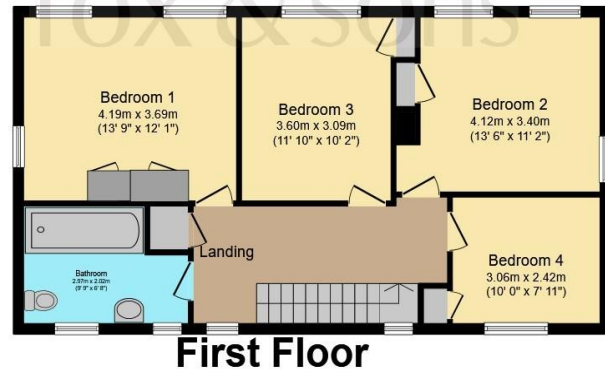


This 4-bedroom detached house must be seen, it has space in abundance. On the ground floor you will find a great size dual aspect lounge, separate dining room which would make a perfect home office or hobby room. There is a fully fitted kitchen with separate utility room, perfect for a growing family.

The first floor will not disappoint either, you will find 4 superb size bedrooms and family bathroom.

The rear garden would be perfect for entertaining or family BBQ's and the home comes with no forward chain.

Call us today for more information.



Total floor area 150.9 m² (1,624 sq.ft.) approx

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

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: Carden Nursery & Primary School - 0.5 miles, Patcham Junior School - 0.5 miles, Balfour Primary School - 0.7 miles, Hertford Junior School - 0.9 miles, Hertford Infant & Nursery School - 1 mile, Patcham Infant School - 1.2 miles, Westdene Primary School - 1.4 miles, Downs Infant School - 1.7 miles, Downs Junior School - 1.7 miles, Stanford Infant School - 2.3 miles, Stanford Junior School - 2.4 miles.

Secondary: Patcham High School - 0.5 miles, Varndean School - 0.5 miles, Dorothy Stringer School - 0.7 miles, Varndean College - 0.9 miles, Downs View Link College - 0.9 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 Shopping Parade - 0.3 miles
Wilmington Parade Shopping Parade - 0.4 miles
Sainsbury's Local (Carden Avenue) - 0.7 miles
M&S Simply Food Hall (Carden Avenue) - 0.8 miles
Ladies Mile Road Shopping Parade - 0.8 miles
Asda Superstore (Hollingbury) - 1.1 miles
Patcham Village - 1.4 miles
Fiveways Shopping Parade - 1.4 miles
Sainsbury's (Preston Road) - 1.6 miles
Preston Circus/London Road Shopping - 2.1 miles
Pavilion Retail Park (Lewes Road) - 2.4 miles
Seven Dials Shopping Parade - 2.6 miles
Brighton City Centre - 3.5 miles

Main Roads

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

welcome to

Westfield Crescent, Brighton

- DETACHED FAMILY HOUSE WITH NO ONWARD CHAIN
- FOUR BEDROOMS WITH BUILT IN WARDROBES
- LOUNGE & SEPARATE DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- GOOD SIZE REAR GARDEN & PATIO AREA
- POTENTIAL TO ENHANCE THROUGHOUT
- INCENTIVES AVAILABLE, ASK FOR DETAILS
- CGI dressed images used for marketing

Tenure: Freehold EPC Rating: C

£580,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106372



Property Ref:
PRP106372 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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