



Westfield Close, Brighton, BN1 8EN

welcome to

Westfield Close, Brighton

Extended & spacious family home offering a welcoming lounge with bi-folding doors that open to the outdoors, a versatile layout with 4-5 bedrooms, well-equipped kitchen, separate dining room. south facing garden & private driveway. Combining comfortable living with flexible space for your needs.



Deceptively spacious and extended semi-detached family home offering superb flexible accommodation. The generous layout includes a welcoming lounge with bi-folding doors that seamlessly open to the family space, a fitted kitchen, a dining room, and 4-5 bedrooms, one bedroom having a spiral staircase to the first-floor bedroom/study with storage to suit larger families or those needing versatile space. Enjoying a lovely well-stocked rear garden with a southerly aspect and the privacy of a dedicated driveway. This well-presented home combines practicality with stylish living, providing room to grow and entertain with ease.



Total floor area 138.7 m² (1,493 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 Close is situated in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Pets at Home, Screwfix, Dunelm, Argos and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups. County Oak Medical centre & Hollingbury Golf Course are within a short walk away. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

The property enjoys stunning views over both Hollingbury and Patcham and far-reaching views towards The South Downs National Park.

Key Information

Schools

Primary: Carden Infant & Nursery School - 0.9 miles, Patcham Junior School - 1.0 miles, Balfour Primary School - 1.0 miles, Patcham Infant School - 1.1 miles, Hertford Infant & Nursery School - 1.4 miles, Downs Infant School - 1.5 miles, Downs Junior School - 1.5 miles, Westdene Primary School - 1.9 miles, Hertford Junior School - 1.9 miles, Coldean Primary School - 2.2 miles.

Secondary: Varndean College - 0.7 miles, Downs View Link College - 0.7 miles, Patcham High School - 0.8 miles, Varndean School - 0.9 miles, Dorothy Stringer School - 1.0 miles, Cardinal Newman Catholic School - 2.1 miles, BHASVIC College - 2.5 miles.

Train Stations

Preston Park Station - 1.3 miles
London Road Station - 1.7 miles
Brighton Mainline Station - 2.6 miles

Amenities

Woodbourne Avenue Shopping Parade - 0.1 miles
Wilmington Parade Shopping - 0.5 miles
Sainsbury's Local (Carden Avenue) - 0.8 miles
Carden Avenue Shopping Parade - 0.9 miles
Patcham Village - 1.2 miles
Fiveways Shopping Parade - 1.2 miles
M&S Simply Food Hall (Carden Avenue) - 1.3 miles
Asda Superstore (Hollingbury) - 1.6 miles
Preston Circus/London Road Shopping - 1.9 miles
Seven Dials Shopping Parade - 2.4 miles
Brighton City Centre - 3.4 miles

Main Roads

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

welcome to

Westfield Close, Brighton

- EXTENDED 4/5 BEDROOM HOME
- FLEXIBLE ACCOMMODATION
- LOUNGE WITH BI-FOLD DOORS
- FITTED KITCHEN
- DINING ROOM
- INDIVIDUAL SUITE CONNECTED BY A SPIRAL STAIRCASE
- SECLUDED SOUTH FACING GARDEN WITH STOREROOM
- SOUGHT AFTER QUIET RESIDENTIAL CLOSE

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP104824



Property Ref:
PRP104824 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01273 508761



PrestonPark@fox-and-sons.co.uk



205 Preston Road, BRIGHTON, East Sussex,
BN1 6SA



fox-and-sons.co.uk