

**Spencer  
& Leigh**



**45 Hillcrest, Westdene, Brighton, East Sussex, BN1 5FP**



## 45 Hillcrest, Westdene, Brighton, East Sussex, BN1 5FP

Guide Price £685,000 - £750,000 Freehold

- Spacious semi detached family home with garden room
- Five good size bedrooms, family bathroom & shower room
- Generous living room opening into family room/kitchen
- Large kitchen/dining/family room with bi fold doors to patio
- Modern fitted kitchen with built in appliances and separate laundry room with WC
- Main bedroom with en-suite, patio doors & roof terrace
- Stylish family bathroom with freestanding bath
- Private vehicle parking to shared drive & garage
- Double glazing, electric zone heating with solar panel feed
- Large level garden, quality garden room/home office with kitchen

GUIDE PRICE £685,000 - £725,000

Cleverly extended with every space having been optimised to the maximum, is this spacious family home with plenty of parking, a level lawned rear garden, which is a rare find in Westdene, along with a delightful, quality built garden room/home office incorporating a kitchen.

Perfect for large families and those discerning buyers who enjoy to entertain, there is plenty of room for gatherings with a separate living room which opens into a generous kitchen, dining room and family space. This delightful area boasts bi-folding doors and a large glazed roof light bathing the space in natural light. This room extends further to the outside with a large private patio allowing the party to spill out into the garden.

The bedrooms are well balanced over two levels with two bedrooms and a laundry room/WC situated on the ground floor which easily doubles as a Utility Room and plenty of built in storage. On the first floor there are three further bedrooms with the main bedroom having access to a large roof terrace and en-suite. The stylish family bathroom does not disappoint with the option to relax, bathe and enjoy far reaching views of the South Downs from the freestanding bath. Outside the garden has a level patio and level lawn perfect for ball games and play, along with a potting shed and the garden room.

The garden room provides additional space to use as an office, teenage den or granny annexe with a built in kitchenette. The property features roof mounted solar panels and an inverter which assists with the Emerson tank and time zone controlled electric heating, helping with the homes energy efficiency. Viewing is highly recommended to fully appreciate this fantastic family home which is exclusive to Spencer & Leigh.



Hillcrest is situated close to the glorious South Downs and is considered to be a sought after residential road. Westdene shops and Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance  
 Entrance Hallway  
 Kitchen/Living Room  
 28'10 x 20'6  
 G/f Cloakroom/WC/Laundry Room  
 G/f Bedroom  
 13'10 x 12'3  
 G/f Bedroom  
 12'7 x 9'11  
 Stairs rising to First Floor  
 Bedroom  
 14'7 x 9'10  
 En-suite Shower/WC  
 Roof Terrace

Bedroom  
 9'9 x 8'6  
 Bedroom  
 9'5 x 8'9  
 Family Bath/Shower Room

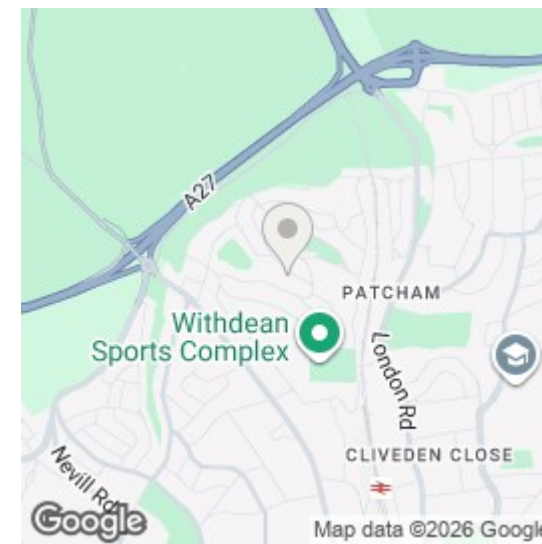
OUTSIDE  
 Garage  
 18'7 x 8'2  
 Studio/Garden Room  
 16'2 x 12'11  
 Large Patio, Level Lawn

Property Information  
 Council Tax Band D: £2,579.44 2026/2027  
 Utilities: Mains Electric, Solar Panels, Mains water and sewerage  
 Parking: Off-road Private Parking for several vehicles, Garage, Shared Driveway and un-restricted on street parking  
 Broadband: Standard 13 Mbps, Superfast 111 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
 Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Hillcrest



Ground Floor  
Approximate Floor Area  
1055.61 sq ft  
(98.07 sq m)

First Floor  
Approximate Floor Area  
517.42 sq ft  
(48.07 sq m)

Garage  
Approximate Floor Area  
151.66 sq ft  
(14.09 sq m)

Outbuilding  
Approximate Floor Area  
189.44 sq ft  
(17.60 sq m)

Approximate Gross Internal Area (Excluding Garage / Outbuilding) = 146.14 sq m / 1573.03 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.