

**Spencer
& Leigh**



10 Fairview Rise, Westdene, Brighton, BN1 5GL

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Price £550,000 - £599,950 Freehold

- Stylish semi detached family home
- Southerly facing rear garden backing onto woodland
- Three first floor bedrooms
- Modern family bathroom & En-suite to main bedroom
- Extended Lounge dining room with views over garden
- White modern fitted kitchen with built in appliances
- Separate reception room/snug possible bed 4
- Private parking with EV charger
- Garden studio room ideal for home worker
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £550,000 - £599,950

Nestled in the charming neighbourhood of Westdene, Brighton, this stylish semi-detached house offers a perfect blend of modern living and natural beauty. Spanning an impressive 1,091 square feet, the property features three well-proportioned bedrooms and two contemporary bathrooms, making it an ideal family home.

As you enter, you are greeted by an extended ground floor lounge/dining room, which is bathed in natural light thanks to full-width patio doors and a glazed roof light. This inviting space seamlessly connects to the outdoors, creating a wonderful atmosphere for both relaxation and entertaining. The white modern fitted kitchen is equipped with built-in cooking appliances, ensuring that culinary enthusiasts will feel right at home. Additionally, a separate reception room, or snug, offers the potential to be transformed into a fourth bedroom, providing flexibility to suit your family's needs.

The principal bedroom is generously sized and boasts an en-suite shower, while the modern family bathroom is designed with style and functionality in mind. Outside, the level rear garden is a true highlight, featuring a raised decked terrace that is perfect for al fresco dining or simply enjoying the serene surroundings. The garden backs onto a tranquil woodland copse, offering a peaceful retreat from the hustle and bustle of daily life.

For added convenience, the property includes a private rear parking space equipped with an electric vehicle charger, catering to the needs of modern living. Furthermore, an office/studio room provides an ideal space for home working, with the added benefit of internet access, allowing you to maintain a productive work-life balance.

This delightful home in Westdene is not just a property; it is a lifestyle choice, offering comfort, style, and a connection to nature. Do not miss the opportunity to make this exceptional house your new home.



Fairview Rise is considered a sought after residential road in the popular area of Westdene. Patcham Old Village with its many amenities is only a short walk away as are Westdene shops. For families with children there is a choice of schools catering for all ages. Withdean Stadium is near at hand with all its sporting facilities. Preston Park mainline railway station is approximately one mile away along with easy access to road networks in and out of the city.



Entrance
 Entrance Hallway
 Sitting Room
 20'8 x 14'1
 Snug
 10'2 x 8'6
 Kitchen
 12'6 x 7'7
 Stairs rising to First Floor

Bedroom
 16'5 x 12'10
 En-suite Shower Room

Bedroom
 11'2 x 10'2
 Bedroom
 8'2 x 7'3

Family Bathroom
 Separate Cloakroom/WC

OUTSIDE
 Rear Garden

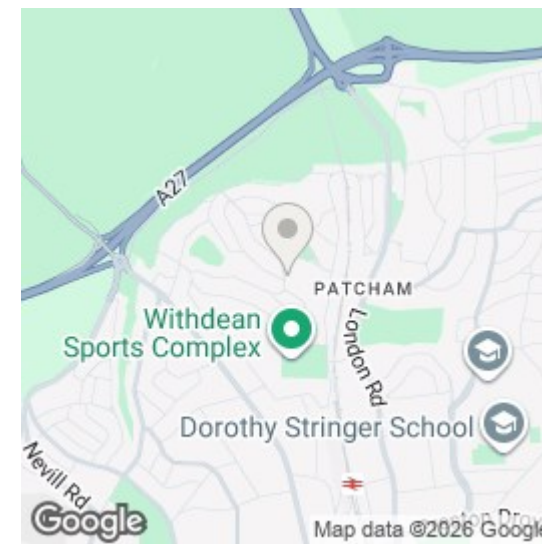
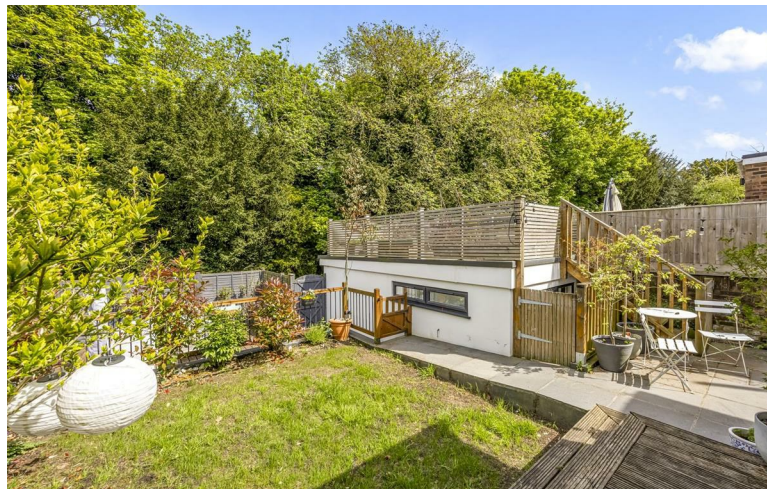
Studio
 12'6 x 6'11
 Store
 6'11 x 5'7

Property Information
 Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Vehicle standing space and un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 81 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.


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Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Fairview Rise



Approximate Gross Internal Area (Excluding Outbuilding) = 101.36 sq m / 1091.02 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.