

46 Copse Hill, Westdene, Brighton, BN1 5GA

Spencer  
& Leigh



## 46 Copse Hill, Westdene, Brighton, BN1 5GA

Offers Over £475,000 - Freehold

- Detached Bungalow
- Raised Corner Plot
- No Onward Chain
- Two Bedrooms with Further Loft Room
- Mature Gardens to Three Sides
- Potential to Extend STNC
- Beautiful Elevated Views
- Detached Garage & Additional Private Parking
- Popular Westdene Location
- Exclusive to Spencer & Leigh

On a raised corner plot and set back from the road, this charming detached bungalow offers mature gardens on three sides and stunning views over Westdene towards Brighton and the sea. It's an ideal location to relax and enjoy the sun as well as the picturesque surroundings, making it a wonderful place to call home.

The property features two bedrooms plus a handy loft room, providing ample space and potential for future extensions to add further bedrooms and bathrooms, subject to necessary permissions. The main bedroom is generously sized at 15.9' x 14.4' and features a lovely bay window overlooking the garden. The double-aspect lounge also benefits from the same stunning views and leads into a glazed sunroom.

Both the kitchen and bathroom are located at the rear of the property and in our opinion, would benefit from some modernisation. However, the current owner has happily lived here for over 40 years!

Additional highlights include a detached garage, extra parking space beside the home, and a new front porch.

Early viewing is highly recommended to fully appreciate the character, views, and location of this beautiful home!



Copse Hill is a highly desirable area and ideally situated for all amenities including local schools catering for all age groups, local shops as well as some larger stores such as M & S food, Matalan, Pets at Home and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance  
Entrance Hallway

Living Room  
15'9 x 15'3

Conservatory  
13'6 x 8'6

Kitchen/Breakfast Room  
10'5 x 9'11

Utility Area  
10'11 x 4'7

Bedroom  
15'9 x 14'4

Bedroom  
8' x 6'8

Bathroom  
6'11 x 6'8

OUTSIDE

Rear Garden

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on street parking

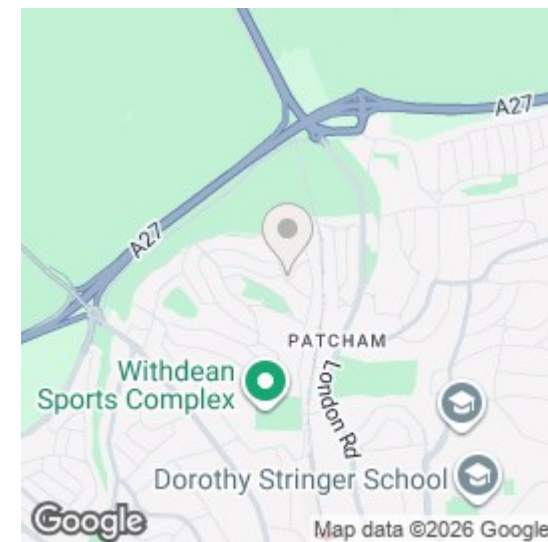
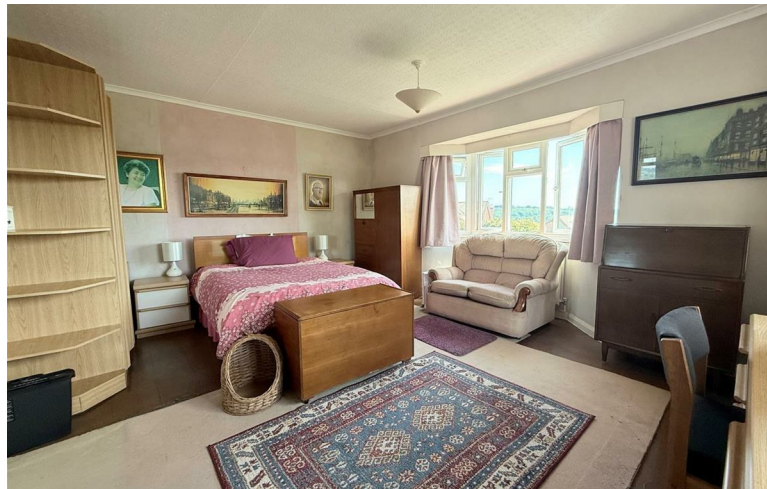
Broadband: Standard 14 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

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)

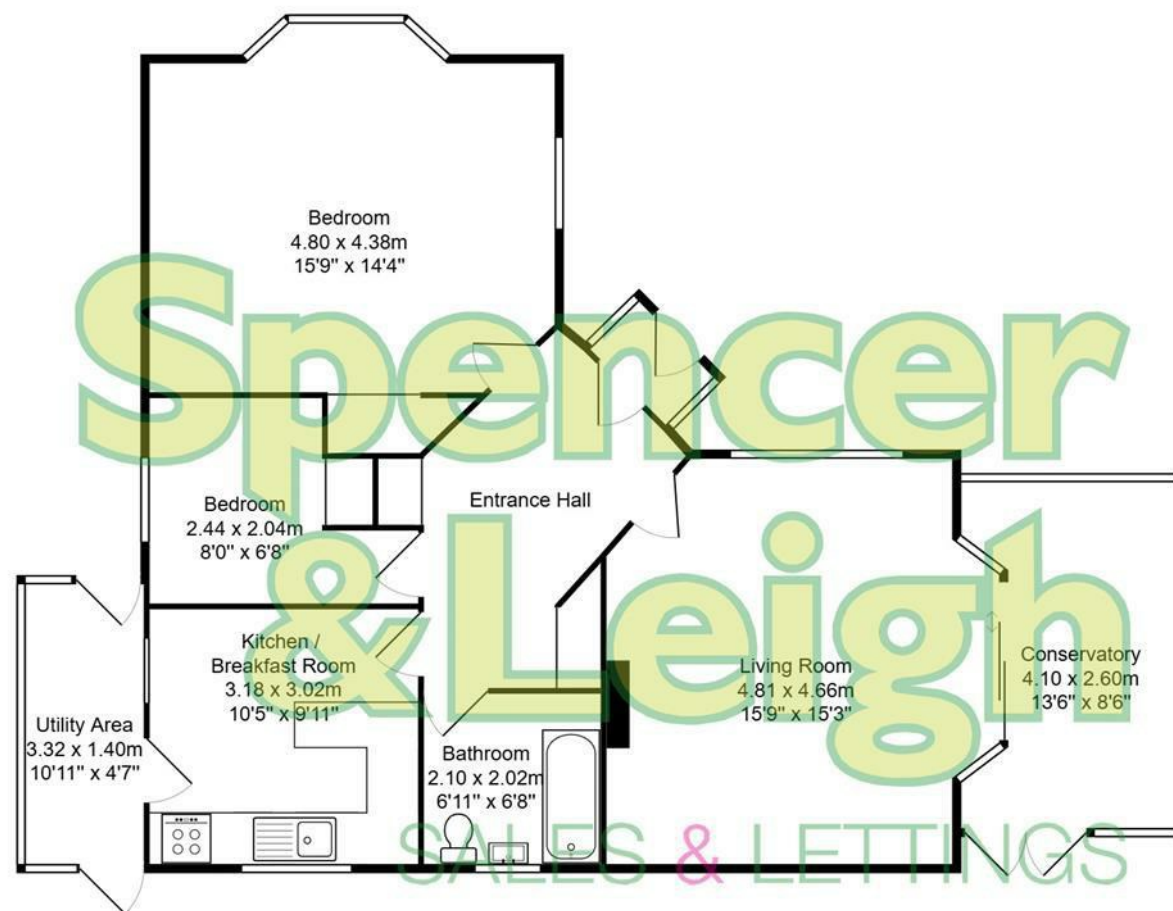


Council:- BHCC  
Council Tax Band:- D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.