

20 Fairview Rise, Westdene, Brighton, BN1 5GL

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Guide Price £500,000 - £525,000 Freehold

- Offered chain free – spacious three-bedroom semi-detached home in sought-after Westdene
- Bright and airy living room opening into dining area and conservatory
- Newly fitted modern kitchen installed in July last year
- Three good-sized double bedrooms arranged over two floors
- Newly fitted contemporary bathroom with bath and large walk-in shower, plus separate WC
- Elevated balcony/terrace with attractive green views and outdoor entertaining space
- Internal inspection highly recommended
- Good access to road networks, train stations and excellent schools

GUIDE PRICE: £500,000 to £525,000

Offered chain-free, this spacious and versatile three-bedroom semi-detached home is located in the highly sought-after Westdene area. It features bright, well-proportioned accommodation throughout, along with excellent outdoor space and expansive green views.

The property is arranged over two floors and boasts a flexible layout ideal for modern family living. The ground floor serves as the heart of the home, with a bright and airy living room that opens into the dining area and conservatory, creating a seamless flow for living and entertaining. The modern fitted kitchen, newly installed in July of last year, offers ample storage and workspace and is conveniently located off the main reception areas. Also on this floor is a third double bedroom and useful storage space.

On the first floor, you will find two additional good-sized bedrooms alongside a recently fitted contemporary bathroom that features a large walk-in shower, a bath, and a WC. There is also a separate cloakroom/WC on this floor.

A standout feature of the property is the impressive elevated balcony/terrace, which enjoys attractive views of the greenery and provides an ideal space for outdoor dining or relaxation. Additional benefits include neutral décor throughout and a practical layout that suits families and anyone seeking versatile accommodation.

Situated in a popular residential area, the property is well placed for local amenities, schools, and transport links, all while enjoying a peaceful setting. This represents an excellent opportunity to acquire a chain-free, ready-to-move-into home in Westdene.



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

Living Room
15'1 x 11'4

Dining Room
10'2 x 6'9

Conservatory
12'6 x 9'6

Kitchen
18'3 x 7'3

G/f Bedroom
12'10 x 11'5

Stairs rising to First Floor

Bedroom
16'7 x 12'9

Bedroom
11'3 x 10'2

Family Bath/Shower Room
12'6 x 8'2

Separate Cloakroom/WC
5'5 x 2'4

OUTSIDE

Rear Garden

Outbuilding
19'5 x 17'6

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 28 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

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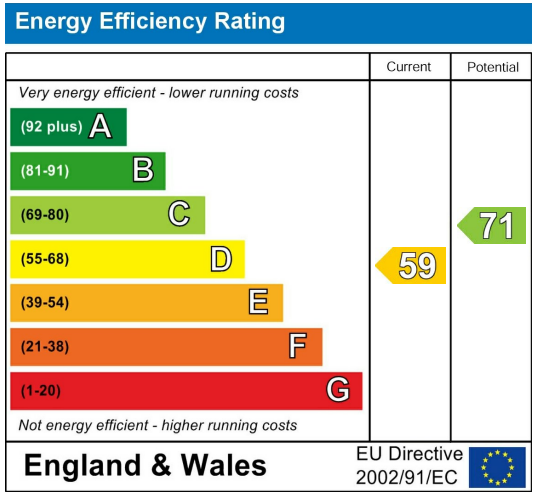








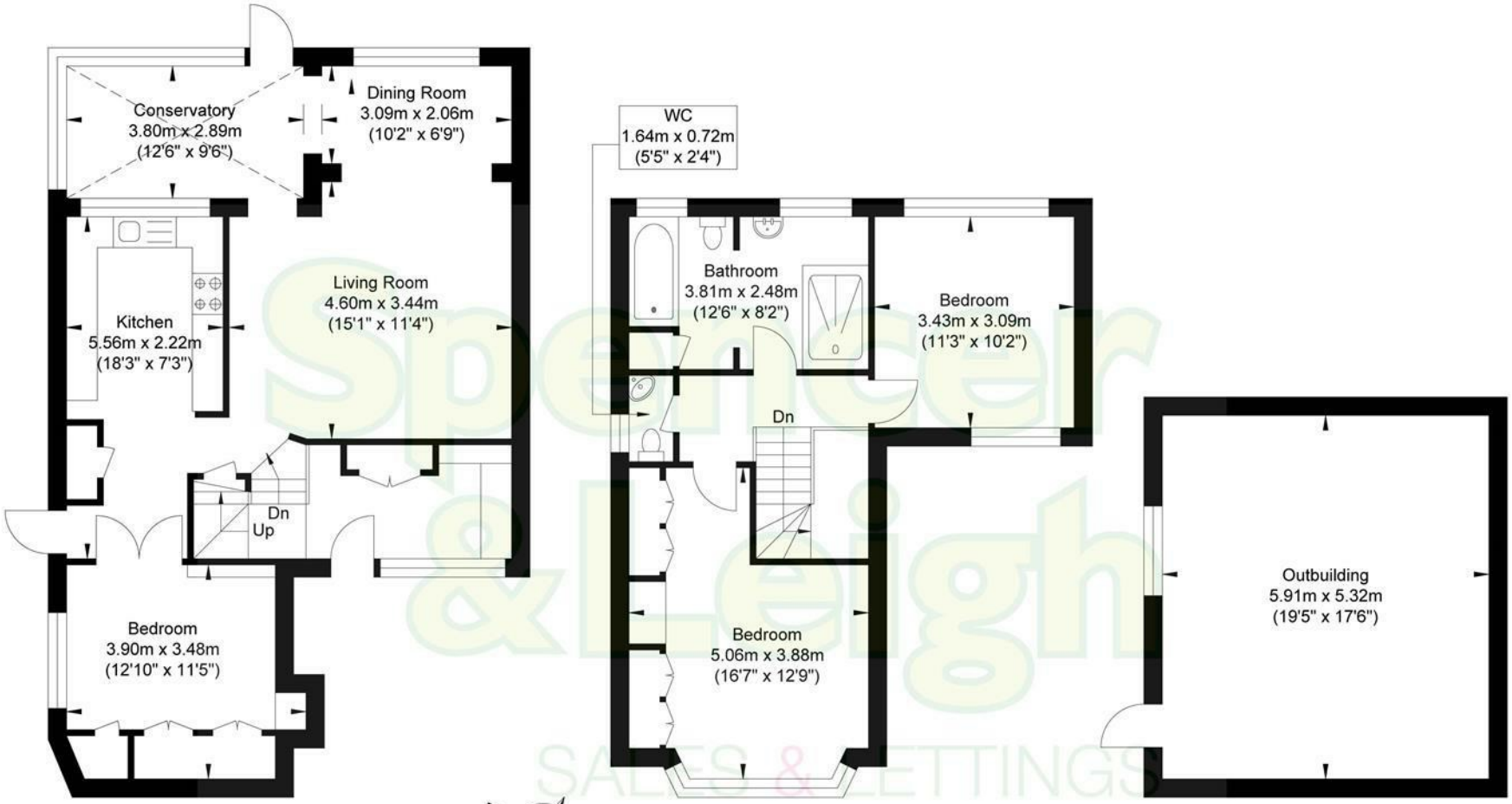
Council:- BHCC
Council Tax Band:- D



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Fairview Rise



Ground Floor
Approximate Floor Area
758.20 sq ft
(70.44 sq m)

First Floor
Approximate Floor Area
500.20 sq ft
(46.47 sq m)

Outbuilding
Approximate Floor Area
338.41 sq ft
(31.44 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 116.91 sq m / 1258.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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