

**Spencer
& Leigh**



56 Highbank, Westdene, Brighton, BN1 5GB

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Guide Price £700,000 - £750,000 Freehold

- Newly extended and remodelled luxury home
- Four spacious bedrooms
- Three sumptuous matching bathrooms
- Impressive kitchen dining room with bi-fold doors
- Modern cabinetry, island unit, built in appliances
- Private driveway parking and integral garage
- Tiered rear garden with delightful views over the valley
- Modern double glazing, gas central heating, neutral internal decor
- Viewing highly recommended to fully appreciate this delightful home
- No ongoing chain, close to sought after local school and shops

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Located in the desirable area of Highbank, Westdene, this newly extended and remodelled semi-detached split level home presents an exceptional opportunity for families seeking a luxurious living space. Spanning an impressive 1,477 square feet, the property boasts four spacious bedrooms and three sumptuous bathrooms, each adorned with matching sanitary ware, ensuring both comfort and style.

The heart of the home is undoubtedly the impressive kitchen dining room, which features modern cabinetry an island unit and built in appliances. Your eyes are drawn towards the bi-folding doors that seamlessly connect the indoor space with far reaching views over the valley adding a touch of tranquillity to every day life. This is a great space to entertain family and friends.

The property also offers an additional reception room, ideal for family gatherings or quiet evenings in. Additional conveniences include a private driveway and an integral garage, enhancing the practicality of this remarkable home.

With no ongoing chain, this property is ready for immediate occupancy, making it an ideal choice for those looking to settle in quickly. We highly recommend viewing this exquisite family home to fully appreciate its charm and elegance.

Contact the owner's chosen agent Spencer & Leigh, to book your personal viewing appointment.



Highbank 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.



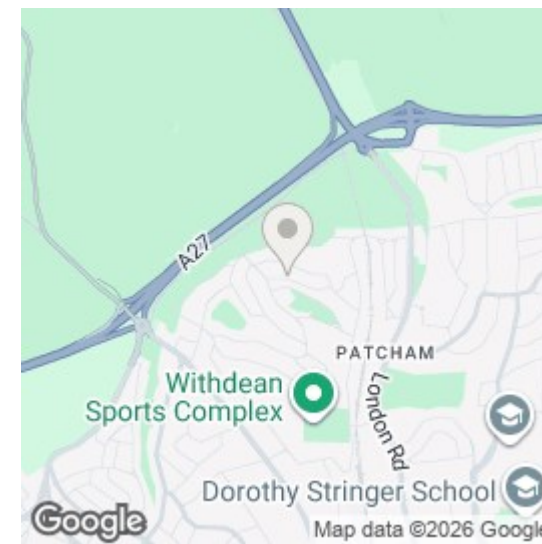
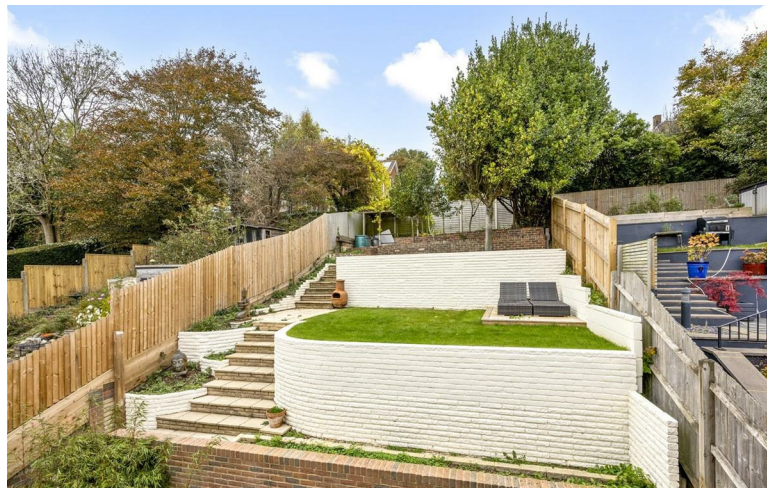
Entrance
 Entrance Hallway
 Sitting Room
 12'10 x 10'6
 Kitchen/Dining Room
 24'3 x 15'9
 G/f Bedroom
 12'6 x 10'6
 G/f Shower Room/WC
 Stairs rising to First Floor
 Bedroom
 15'10 x 12'6
 En-suite Bathroom/WC
 Bedroom
 10'10 x 9'2
 Bedroom
 10'6 x 9'6
 Family Shower Room/WC
 OUTSIDE
 Rear Garden
 Garage
 19' x 8'6

Property Information
 Council Tax Band D: £2,579.44 2026/2027
 Utilities: Mains Gas, Mains Electric, Mains water and sewerage
 Parking: Garage, Private driveway and un-restricted on street parking
 Broadband: Standard 13 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Highbank



Garage
Approximate Floor Area
162.31 sq ft
(15.08 sq m)

Ground Floor
Approximate Floor Area
855.0 sq ft
(79.4 sq m)



First Floor
Approximate Floor Area
622.0 sq ft
(57.8 sq m)

Approximate Gross Internal Area (Excluding Garage) = 137.2 sq m / 1477.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.