



4, Westdene Drive, Brighton, BN1 5HF

**Spencer
& Leigh**

4, Westdene Drive,
Brighton, BN1 5HF

£1,250 Per Calendar Month -

- Modern one bedroom apartment
- Positioned on the ground floor with a private entrance
- Excellent condition throughout
- 20' Living/dining/kitchen area
- Modern fitted kitchen with integrated appliances
- Spacious bathroom suite with utility space and shower over the bath
- Useful additional storage has been added throughout the flat
- Available beginning of April
- Direct access to the communal gardens
- Internal inspection highly recommended

Step into this delightful one-bedroom apartment, perfectly situated in the sought-after Westdene district of Brighton. This modern residence immediately impresses with its very well-presented interiors and the unique benefit of a private entrance, offering a sense of exclusivity and convenience. The apartment has been thoughtfully designed to maximise comfort and style, making it an inviting space to call home.

The heart of this charming property is its spacious reception room, large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. From here, you can enjoy serene views overlooking the beautifully maintained communal gardens.

The modern kitchen is well-appointed with contemporary fittings and offers everything you need for culinary pursuits. Adjacent to the living area, the generously sized bedroom provides a peaceful retreat, complete with sufficient space for storage. The sleek modern bathroom complements the overall contemporary feel of the apartment, featuring high-quality fixtures and fittings.

Having gas fired central heating and double glazed windows is the icing on the cake. Being offered unfurnished from early April, viewing is highly recommended. COUNCIL TAX - BAND B.



Situated in the heart of Westdene provides easy access to the bustling bars and restaurants of Seven Dials and Preston Park. A main line railway station along with the A23 and A27 provides convenient commuter links to both Brighton and London. Conveniently there are bus stops located close by along with access to the South Downs National Park and Patcham Windmill.



Entrance

Kitchen/Sitting/Dining Room
20'11 x 15'

Bedroom
15'4 x 6'11

Family Bathroom

OUTSIDE

Private Rear Patio

Communal Gardens

Bike Storage

Property Information

Council Tax Band: B £1,910.06 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Un-restricted on street parking

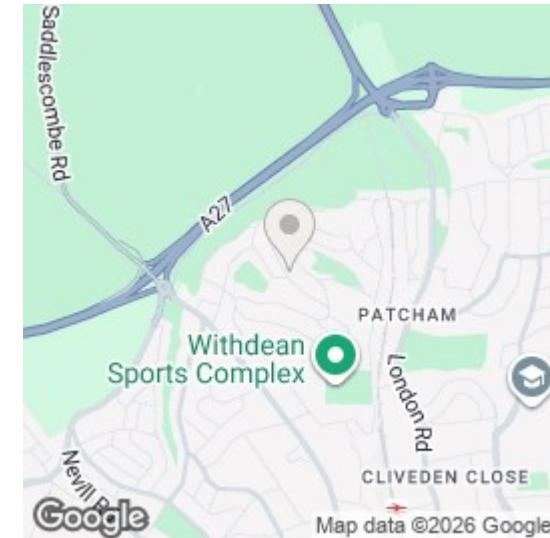
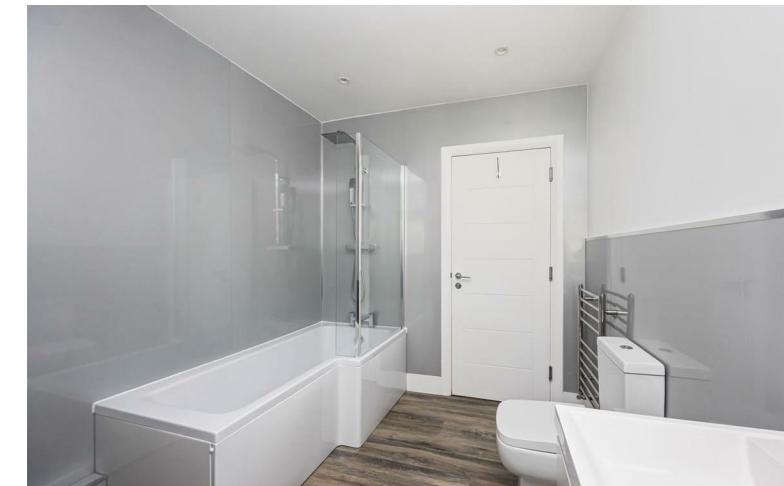
Broadband: Standard 16 Mbps, Superfast 49 Mbps and Ultrafast 1000 Mbps available (OFCOM checker)

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

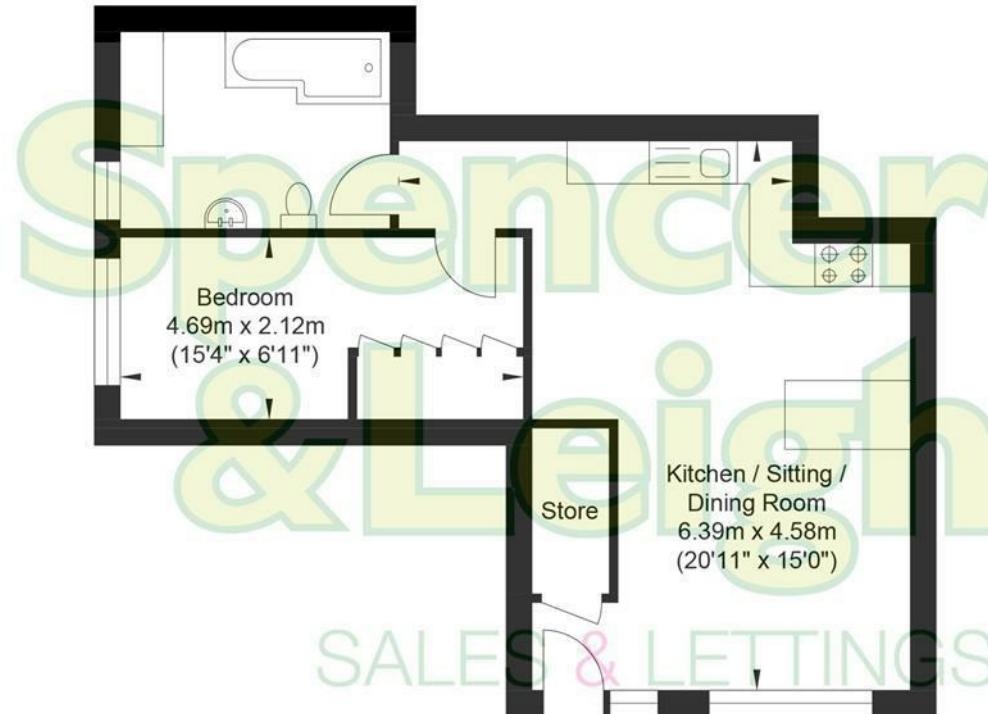


Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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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Westdene Drive



Lower Ground Floor
Approximate Floor Area
495.13 sq ft
(46.0 sq m)

Approximate Gross Internal Area = 46.0 sq m / 495.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.