



Highbank, Brighton

East Sussex

Guide Price £650,000 – £700,000



Highbank

Situated within the highly sought-after residential Westdene area, this beautifully presented FOUR DOUBLE BEDROOM, SEMI-DETACHED HOUSE features a good-sized REAR GARDEN, a SOUTH FACING BALCONY, a GARAGE and PRIVATE DRIVEWAY.

This attractive family home is bright and well-proportioned throughout. The ground floor features a spacious, and inviting living room with a charming fireplace and direct access to a private south west facing balcony, creating an ideal space for relaxation and entertaining. The kitchen is an excellent size offering ample room for dining and featuring a contemporary design. There is also a separate study, perfect for home working, along with a practical utility room.

The first floor comprises two sizeable bedrooms, including a principal bedroom with an en-suite shower room and built-in cupboard space and a good-sized bathroom suite.

Two further double bedrooms sit on the second floor, along with an additional shower room.

The property enjoys well-kept, front and rear gardens as well as a south facing balcony. The tiered garden is a great size, beautifully landscaped to offer two terraced areas perfect for outdoor dining along with a mature lawn and a well-established selection of plants and shrubbery.

There is a good amount of parking available by way of a private driveway to the front, and a garage.





In The Local Area

This highly sought-after location offers easy access to the South Downs, several golf courses and Three Cornered Copse, providing plenty of nearby outdoor space. Withdean Sports Complex is also within easy reach, offering a wide range of activities including yoga and tennis.

Carden Avenue features a selection of superstores, while a Waitrose near Hove Park provides further shopping options. Closer to home, Woodland Drive and Eldred Avenue cater for everyday needs, and nearby Seven Dials offers a popular mix of shops, bars and restaurants.

The property is well connected, with easy access to the A27 and Preston Park station just under a mile away, providing direct links to London and Gatwick. Regular bus services run across the city and up to Devil's Dyke, known for its scenic walks and views.

Wickwoods Country Hotel and Spa sits at the foot of the South Downs, and Highbank also offers convenient routes to Glyndebourne Opera House, Virgin Active and the Amex Stadium.

Further Information

The property has off-street parking, with a garage. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

EPC rating - C.

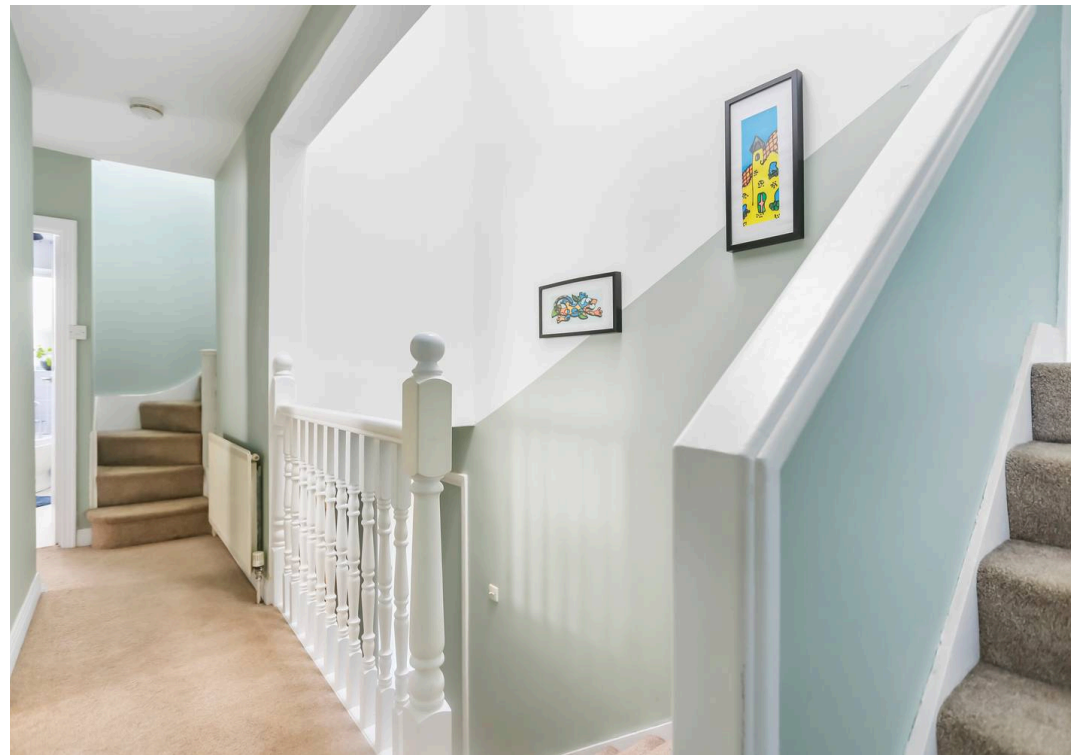
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







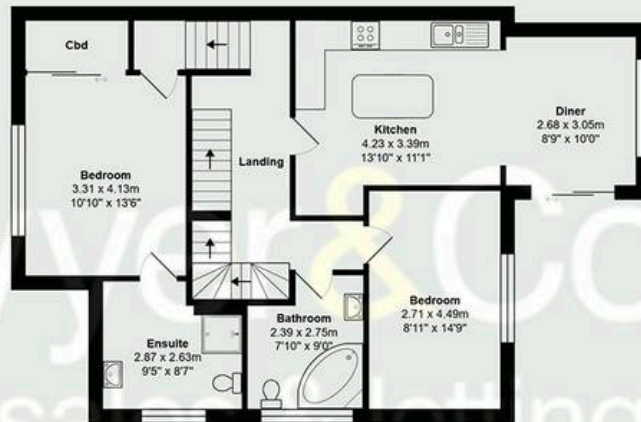




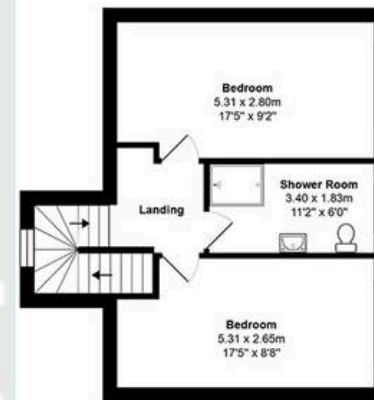
Ground Floor



Raised Ground Floor



First Floor



Second Floor

Total Area: 186.9 m² ... 2012 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.