



18, Westfield Close, Brighton, BN1 8EN

Spencer  
& Leigh

A4

HERZB

18, Westfield Close,  
Brighton, BN1 8EN

£1,895 Per Calendar Month -

- Extended semi-detached bungalow
- Two bedrooms & additional reception room
- Modern style bathroom & kitchen
- Gas central heating & double glazing
- Private driveway & garage
- Beautiful view of the South Downs
- Convenient access to the A27/A23
- Available end of June, unfurnished
- Viewing highly recommended
- Exclusive to Spencer & Leigh

Situated in a quiet close overlooking a central green with stunning views is this semi-detached bungalow offering a modern yet versatile accommodation with the advantage of a blocked paved private drive and a garage. The property features two bedrooms with an additional reception room along with a good sized lawned rear garden arranged over three level tiers which is south facing with great views. The lounge features a large bay window overlooking downland with wood effect laminate flooring and a feature papered wall. The kitchen is equipped with modern fitted units and an oven/hob. The bathroom has a white modern suite with low level W.C and over bath shower. Other points worthy of a mention include gas fired central heating, UPVC double glazing. Offered unfurnished, available from the beginning of July. Viewing highly recommended. Exclusive to Spencer & Leigh. COUNCIL TAX BAND: C



Westfield close is ideally situated for all amenities including local shops and supermarkets including M & S food, Next and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Hallway  
9'4 x 8'5

Living room/bedroom  
15'1 x 10'3

Reception room  
14'2 x 10'3

Dining/family room/bedroom  
11'8 x 8'7

Kitchen  
9'4 x 8'5

Bathroom  
6'2 x 5'5

Bedroom two  
9'11 x 9'9

Bedroom three  
10'1 x 8'5

#### Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains electric, water and sewerage

Parking: Private driveway and free on street parking

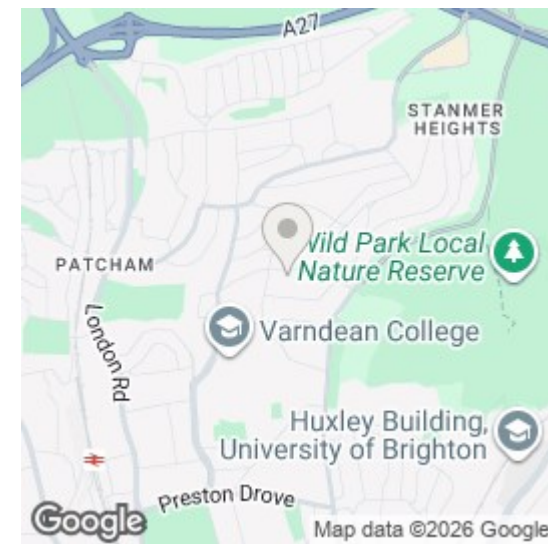
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

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)

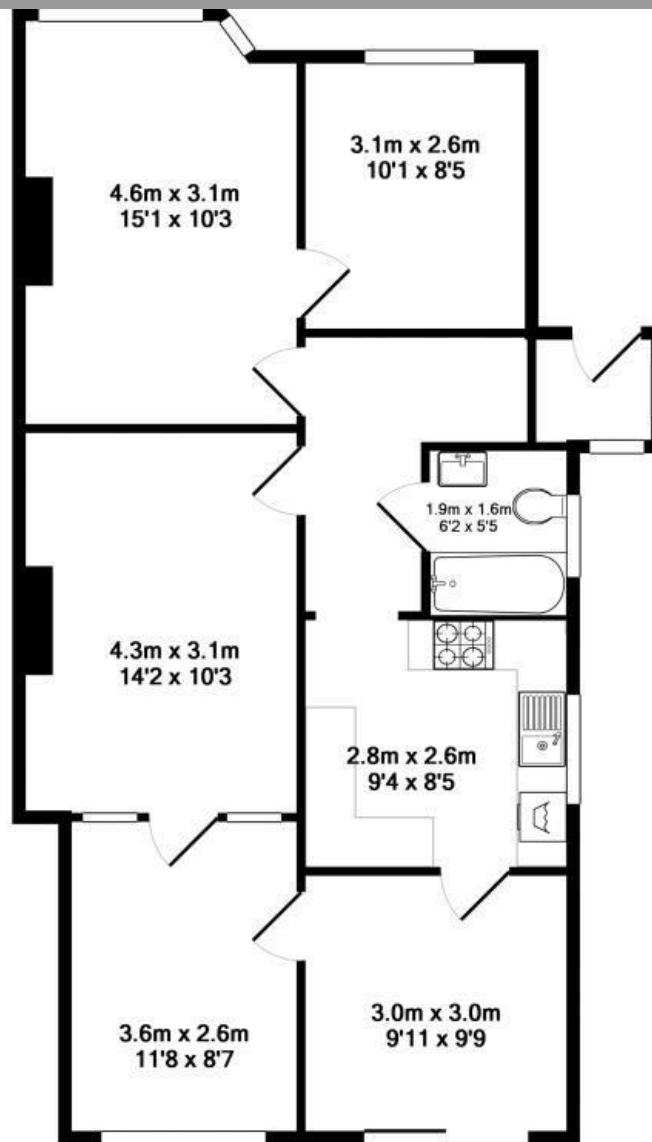


Council:- Brighton & Hove  
Council Tax Band:- C

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





NOT TO SCALE - FOR LAYOUT PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (776 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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