



- Stunning Four Bedroom Detached House
- Spacious Kitchen/Diner
- Separate Living Room
- En-suite to master bedroom plus two additional family bathrooms
- Delightful rear garden with stunning views

Westfield Rise, Brighton, BN2 8PQ

Asking Guide Price £585,000

A delightful four bedroom detached house located in a quiet cul-de-sac in a highly desirable location in Saltdean. This property is in excellent decorative order, has four double bedroom, spacious Kitchen/Diner, separate living room and three bathrooms. You also have a delightful rear garden with stunning views and off road parking.



## Property Description

This beautifully presented four-bedroom detached house is nestled in a private cul-de-sac in the highly desirable area of Saltdean, surrounded by the picturesque South Downs. The property features four generously sized bedrooms, with the master bedroom boasting a delightful ensuite. In addition, there are two further bathrooms, ensuring ample facilities for family and guests.

The spacious living room offers a welcoming atmosphere, while the kitchen/dining room serves as the centerpiece of the home, showcasing double doors that open to a stunning rear garden. This outdoor space is perfect for relaxation and entertainment, enhanced by incredible views.

Recently renovated throughout, the house combines modern elegance with comfort. Situated on a quiet no-through road, it provides easy access to local amenities, shops, bus routes, the Downs, and the beach.

Additionally, the property includes off-road parking for convenience. This home truly represents a perfect blend of tranquillity and accessibility in a sought-after location.





# Accommodation

## GROUND FLOOR

ENTRANCE HALL

BEDROOM 3

11' 9" x 8' 0" (3.58m x 2.44m)

BEDROOM 2

14' 4" x 8' 1" (4.37m x 2.46m)

UTILITY ROOM

8' 3" x 4' 2" (2.51m x 1.27m)

BATHROOM

BEDROOM 1

20' 1" x 15' 5" (6.12m x 4.7m)

EN-SUITE- SHOWER ROOM AND DRESSING ROOM AREA

## FIRST FLOOR

LIVING ROOM

20' 2" x 12' 1" (6.15m x 3.68m)

SHOWER ROOM

BEDROOM 4

9' 9" x 9' 7" (2.97m x 2.92m)

KITCHEN/DINING ROOM

20' 2" x 11' 8" (6.15m x 3.56m)

## OUTSIDE

GARDEN

39' 0" x 26' 0" (11.89m x 7.92m)

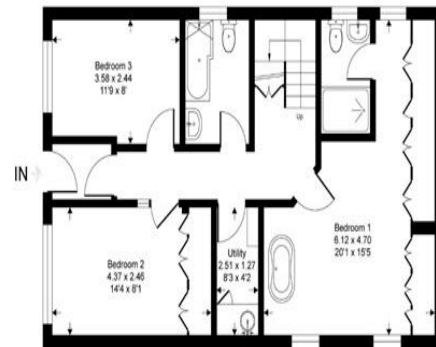
OFF STREET PARKING

## Coombe Meadow

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft



First Floor



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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