
Spencer
&Leigh
5 Eastwick Close, Patcham, Brighton, BN1 8SF

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Guide Price £850,000 - £900,000 Freehold

- Spacious detached family home
- Set back from the road
- Five bedrooms
- Versatile accommodation with scope to easily make an annexe
- Located in a quiet cul-de-sac location in Patcham
- Potential to improve and extend further, STNC
- Large level rear garden
- Parking for multiple vehicles
- Impressive space measuring over 2200 sq. ft
- Viewing highly recommended

GUIDE PRICE £850,000 to £900,000

Nestled in a tranquil residential close in Brighton, this substantial detached home offers a unique opportunity with impressive proportions and versatile accommodation. Set behind a large private driveway with ample off-street parking, it promises space and privacy.

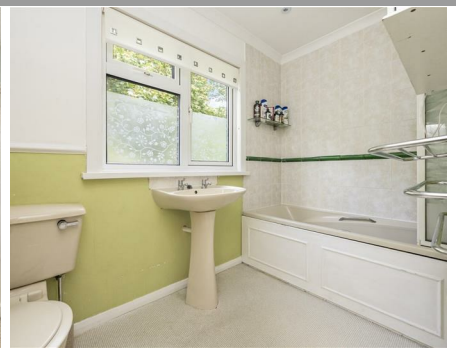
The interior unfolds over two floors, featuring a spacious kitchen/dining room that serves as the heart of the home, ideal for family gatherings and entertaining. This light-filled area flows into a conservatory, boasting lovely views of the exceptionally large, level rear garden—an outdoor space rare for homes in this area. With its mature greenery and expansive lawn, the garden not only offers endless possibilities for families and keen gardeners but also presents potential for a cattery or similar ventures.

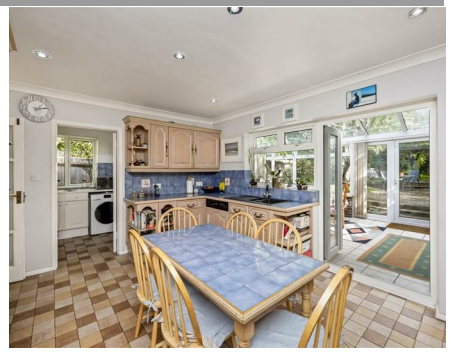
The flexible ground floor layout includes two generous reception rooms and two bedrooms, perfect for multi-generational living or working from home. A standout feature is the snug/home office, which can be separated from the main living areas, making it an excellent space for visiting relatives or independent family members. The principal living room is a cosy retreat, while the additional reception room provides versatile options for various uses.



Eastwick Close is a highly sought after area and also ideally situated for all amenities including shops and supermarkets including M & S food, Dunelm, Pets at Home, Matalan 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.







Entrance

Entrance Hallway

Living Room
18'5 x 13'2

Dining Room
22'8 x 11'2

Conservatory
20' x 11'6

Conservatory
11'2 x 10'6

Kitchen
14'9 x 11'6

Utility Room
11'6 x 6'7

G/f Bedroom
12'10 x 11'

G/f Bedroom
12'10 x 10'10

Snug/Office
10'10 x 10'6

G/f Cloakroom/WC
6'11 x 2'8

Stairs rising to First Floor

Bedroom
18'9 x 14'5

Bedroom
11'6 x 7'11

Bedroom
9'6 x 7'11

Bathroom
8'2 x 5'7

Shower Room
10'6 x 5'7

OUTSIDE

Rear Garden

Garage
20'4 x 9'2

Property Information
Council Tax Band F: £3,725.86 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and un-restricted on-street parking
Broadband: Standard 4 Mbps and Superfast 52 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

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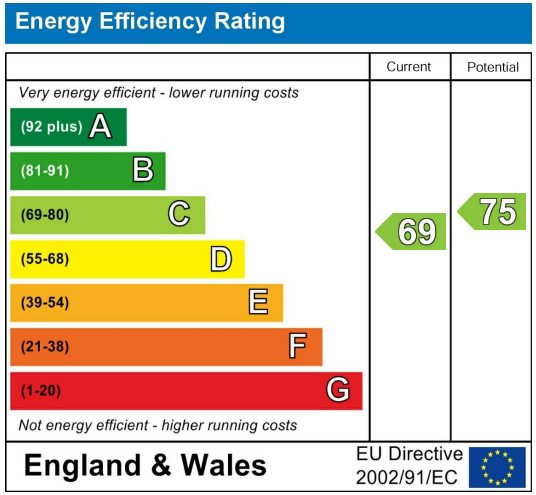








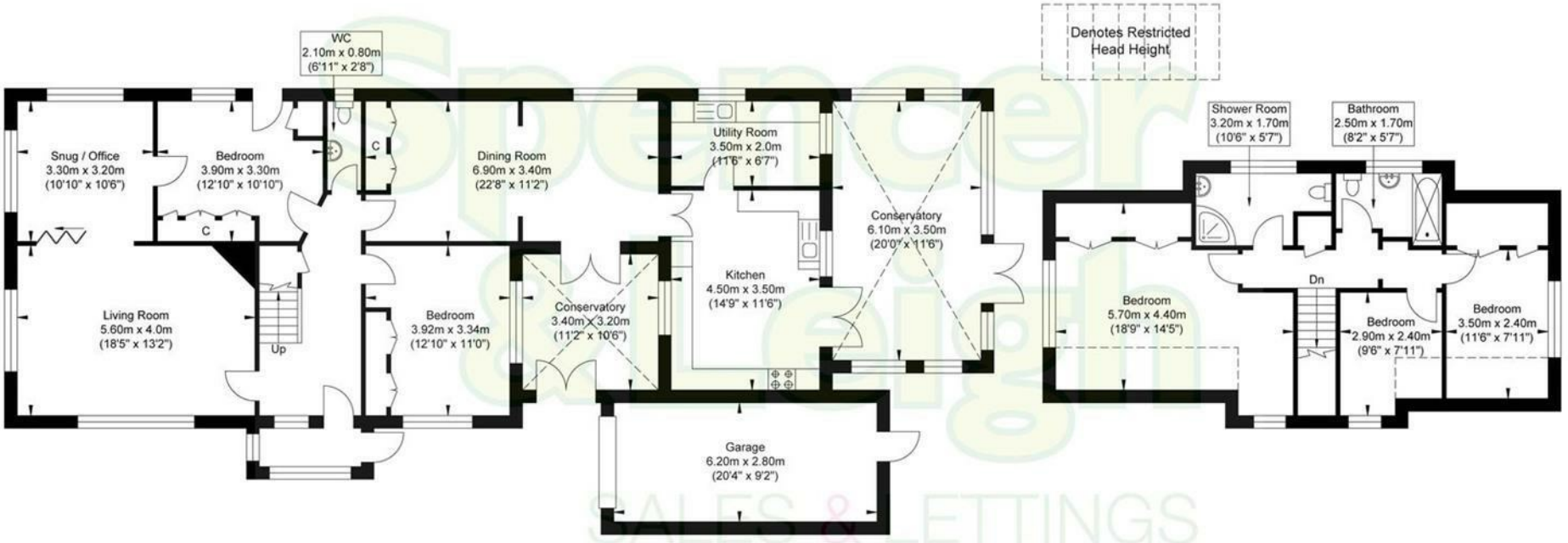
Council:- BHCC
Council Tax Band:- F



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Eastwick Close



Ground Floor
Approximate Floor Area
1941.37 sq ft
(180.36 sq m)

First Floor
Approximate Floor Area
624.73 sq ft
(58.04 sq m)

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Approximate Gross Internal Area (Excluding Garage) = 219.58 sq m / 2363.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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