

Eldred Avenue

Brighton

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COMMERCIAL



Eldred Avenue Brighton



3

BEDROOM

2

RECEPTION

2

BATHROOM

About the property

Guide Price £550,000 - £600,000

Elegant Three-Bedroom Semi-Detached Residence in Prestigious Westdene.

Positioned within the highly sought-after Westdene area, this beautifully presented three-bedroom semi-detached home offers a superb balance of refined living, generous proportions, and a peaceful, secluded setting.

The property is distinguished by its expansive, landscaped rear garden—an impressive retreat ideal for both relaxation and entertaining. Lawns are complemented by flagstoned terraces and a charming rockery, all framed by mature trees that provide exceptional privacy. A substantial garden room with double doors, windows, and electricity offers a versatile space, perfect for a home office, gym, or studio, while a large shed provides additional storage.

To the front, a well-proportioned driveway accommodates two vehicles, with a side driveway allowing access to the rear and offering potential for a garage, subject to the necessary consents.

Inside, a welcoming porch leads into a central hallway. The expansive principal reception room forms the heart of the home, enjoying a pleasant front outlook and flowing seamlessly into the conservatory and adjoining kitchen. The kitchen is well-appointed with modern appliances, overlooking the garden with direct outdoor access. The conservatory is a light-filled, tranquil space with French doors opening onto the garden. A ground floor shower room adds further practicality.

Upstairs, there are three well-sized bedrooms, two with built-in storage, alongside a stylish family bathroom. Additional storage is provided on both floors.

Ideally located, the property is within easy reach of Withdean Park and Withdean Woods & Nature Reserve, as well as Withdean Sports Complex, local amenities, the A23, and well-regarded schools.

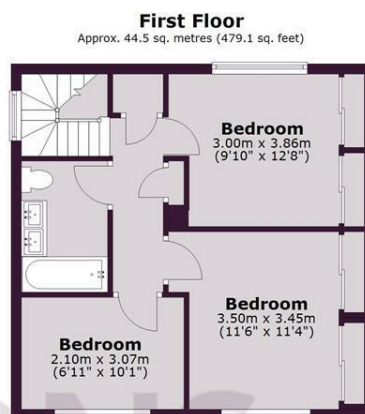








SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 114.2 sq. metres (1228.9 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	

LEXTONS

Call our sales team to arrange a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk