



11 Bramble Rise

Brighton, BN1 5GE

Guide price £575,000

This semi-detached home in the sought-after Westdene area offers 1,074 sq ft of versatile accommodation, a south-facing garden, and is available chain free.

The ground floor is centred around a generous 21'8" reception room running front to back, with defined lounge and dining areas and double doors opening directly onto the garden terrace. A modern fitted kitchen sits at the heart of the home and leads into a versatile bedroom or home office. This room also enjoys direct access to the garden through double doors and benefits from its own en-suite shower room, making it perfect for guests or multi-generational living.

On the first floor, there are three bedrooms and a family bathroom. The two rear-facing bedrooms enjoy elevated views across Westdene and Withdean, with a wonderfully green outlook.

The rear garden is a particular highlight, with a large paved patio that catches the afternoon sun — perfect for al fresco dining — and a generous lawn beyond, ideal for families and entertaining. To the front, the property benefits from a large driveway providing parking for multiple vehicles.

There is also excellent scope for a loft conversion (STPP) to further increase the living space, offering real future potential.

Set within catchment for Westdene Primary, as well as Varndean and Dorothy Stringer secondary schools, and with easy access to local amenities, bus routes, and the A23/A27, this is a fantastic opportunity to secure a flexible family home in one of Brighton's most popular locations.



- 1,074 sq ft semi-detached family home
- Modern fitted kitchen at the heart of the home
- Double doors opening to the garden from two rooms
- Rear bedrooms enjoy far-reaching green views over Westdene and Withdean
- Driveway parking for multiple vehicles
- Large 21'8" dual-aspect reception room
- Versatile ground-floor bedroom/home office with en-suite
- Three bedrooms and family bathroom upstairs
- South-facing garden with sun-soaked patio and lawn
- Chain free with loft conversion potential (STPP)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
	EU Directive 2002/91/EC	
	England & Wales	

BRAMBLE RISE

Approx. Gross Internal Floor Area = 99.82 sq m / 1074.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

GROUND FLOOR

Approximate Floor Area
627.64 sq ft
(58.31 sq m)

FIRST FLOOR

Approximate Floor Area
446.80 sq ft
(41.51 sq m)