34 Westfield Crescent, Patcham, Brighton, BN1 8JB

# 34 Westfield Crescent, Patcham, Brighton, BN1 8JB

## Guide Price £525,000 - £550,000 Freehold

- Immaculate semi-detached family home
- Three double bedrooms
- Bay fronted living room with views of the South Downs
- Modern Kitchen/breakfast room
- Spacious conservatory
- Ground floor bathroom & first floor shower room
- Cellar/under house storage
- New roof in 2025
- Private hardstanding
- Beautifully landscaped Southerly facing garden

GUIDE PRICE £525,000 - £550,000

Situated in the charming area of Westfield Crescent, Patcham, is this immaculate semi-detached chalet bungalow offering a delightful blend of comfort and modern living. Spanning an impressive 1,412 square feet, the property boasts three spacious double bedrooms, making it an ideal family home.

Upon entering, you are welcomed by a cosy bay fronted living room with far reaching views of the South Downs, perfect for relaxing with family or entertaining guests. The modern kitchen/breakfast room provide a stylish space for culinary creations, while the conservatory invites natural light and offers a serene view of the beautifully landscaped Southerly facing garden. This outdoor space is perfect for enjoying sunny days and hosting gatherings.

The property features a convenient ground floor bathroom and a first floor shower room, ensuring ample facilities for family and visitors alike. Additionally, the property benefits from a cellar, providing valuable under-house storage.

For those with vehicles, there is a hard standing at the front adding to the convenience of this lovely home. Notably, a new roof was installed in 2025, ensuring peace of mind for years to come.

This property is a warm and inviting home, ready for you to move in and make your own. With its excellent location and thoughtful design, it presents a wonderful opportunity for families seeking a tranquil yet accessible lifestyle in Brighton.

Westfield Crescent is situated in a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food and Asda stores. There are 'Good & Outstanding' OFSTED rated schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London.

Entrance

Entrance Hallway

Living Room
14'9 x 11'6

Kitchen/Breakfast Room
12'10 x 11'2

Conservatory
11'6 x 11'6

G/f Bedroom
13'2 x 11'6

G/f Bathroom
7'3 x 6'3

Stairs rising to First Floor

Bedroom
11'6 x 8'10

Bedroom
11'10 x 11'6

Shower Room/WC
7'3 x 6'7

OUTSIDE

Rear Garden

Cellar
23'4 x 13'5

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on street parking
Broadband: Standard 15Mbps, Superfast 59Mpbs & Ultrafast 1800Mbps 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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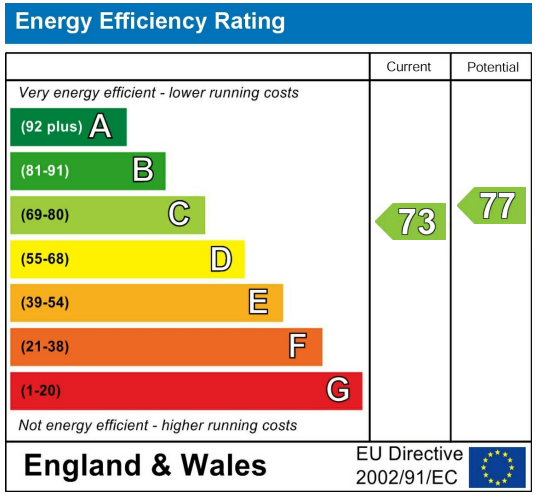
w: www.spencerandleigh.co.uk

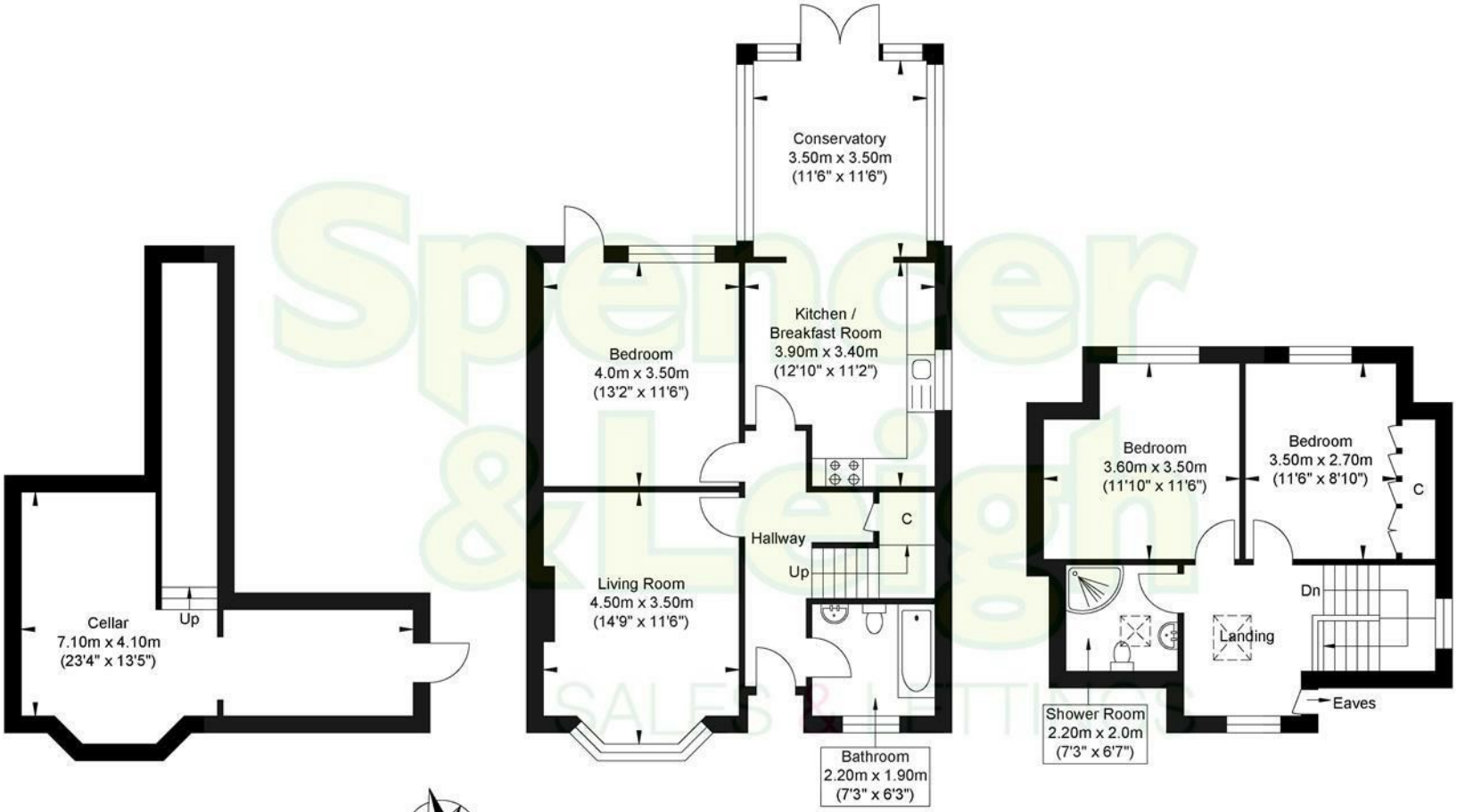
Council:- BHCC
Council Tax Band:- C




The Property Ombudsman SALES

The Property Ombudsman LETTINGS

# Westfield Crescent




Cellar Floor
Approximate Floor Area
273.19 sq ft
(25.38 sq m)

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Ground Floor
Approximate Floor Area
732.81 sq ft
(68.08 sq m)

First Floor
Approximate Floor Area
405.58 sq ft
(37.68 sq m)

Approximate Gross Internal Area (Including Cellar) = 131.14 sq m / 1411.58 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.