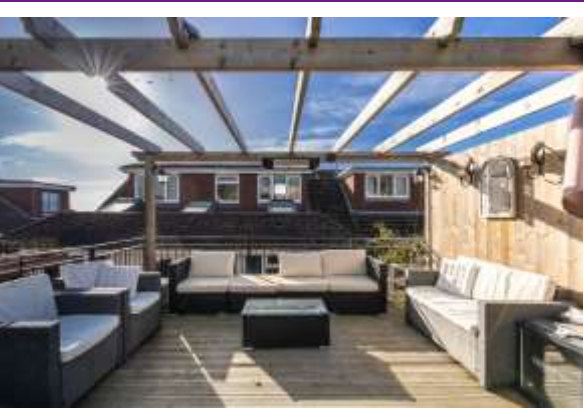


PHILLIPS & STILL



Bramble Rise, Brighton, BN1 5GF

- A Spectacular Extended Chalet-Style Semi Detached Home
- Very Well Presented Throughout
- Four Double Bedrooms
- 23ft Lounge & Dining Room

- Two Bath / Shower Rooms
- Fantastic Sunny Rear Garden With Patio Area, Large Lawn & Sun Terrace
- Highly Sought After Westdene Area

Asking Price of £600,000

- Spacious Kitchen / Breakfast Room With Island
- External Studio
- Off Road Parking For Multiple Vehicles



Property Description

This idyllic and expansive chalet-style semi detached property ticks all the boxes that make the perfect family home! The spacious and light living accommodation is well laid out with every room accessible from the entrance hall, a choice of four double bedrooms plus an external studio giving you the option of a home office on top of the fantastic sized bedrooms, a stunning sunny rear garden with a patio area & sun terrace, lots of built-in storage and ample off road parking not to mention beautiful views to both the North & South aspects.

Westdene is a prestigious area of the city close to the South Downs National Park and not far from the sea. Although the thriving city centre's just minutes away, this small enclave of peaceful homes is a well-kept secret. Safe and friendly with plenty of amenities nearby, local schools are good and there's easy access to some of the best private schools in the country as well. Offering a healthy lifestyle, Withdean Sports Stadium has leisure facilities including tennis courts and athletic track, and Bramble Rise Copse has its own community of joggers and dog walkers. Close by, Preston Park, which hosts arts events throughout the year, has a playground and café full of local parents. The station serving Gatwick and London is easy to reach and the A23/A27 are quick to get to.

Entering through the front door, you step into the entrance hall where you will find bay fronted double bedrooms to your left and right both with built-in wardrobes. You then have the ground floor bathroom with W.C. To the rear is the sitting room which is enormous & offers plenty of space for both lounge & dining furniture and has double glazed doors opening onto the patio making it the perfect place for entertaining friends & family as well as sitting down in together to relax or enjoy meals.

A separate modern fitted kitchen / breakfast room boasts a central island and range cooker along with all integrated appliances and a wealth of built-in wall & base units. It is another generous and extremely social space for preparing food or if the party spills out of the living room!

To the first floor are two more brilliant sized double bedrooms, both with built-in wardrobes and both enjoying dual aspect views over the front and rear garden. The bedrooms on this floor share a modern shower suite with walk-in shower cubicle.

Outside the property to the front is a paved hard-standing driveway providing off road parking for multiple vehicles. Parking is also easy & plentiful on the road itself for visitors. To the rear of the home is the magnificent sunny garden - it is securely enclosed so very safe for children and pets to play out in and they have plenty of room to do so! You have a choice of areas including a large lawn, lower patio area directly outside the sitting room and a charming sun terrace perfect for evening drinks or a spot of sunbathing. This garden really has it all and caters to all requirements from garden parties to football practise & everything in between. You even have an external studio room which is ideal for a home office, "man cave", games room or extra storage if needed.

The current owner is suited so the chalet is ready for you to pack your bags & move straight into ready for the summer!



Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM FOUR

10' 2" x 9' 6" (3.1m x 2.9m)

BEDROOM THREE

14' 11" x 10' 0" (4.55m x 3.05m)

BATHROOM

KITCHEN / BREAKFAST ROOM

22' 1" x 9' 6" (6.73m x 2.9m)

LOUNGE & DINING ROOM

22' 8" x 19' 3" (6.91m x 5.87m)

FIRST FLOOR

LANDING

BEDROOM ONE

16' 1" x 13' 2" (4.9m x 4.01m)

SHOWER ROOM

BEDROOM TWO

16' 2" x 10' 9" (4.93m x 3.28m)

OUTSIDE

STUNNING SUNNY REAR GARDEN

With patio area & steps up to large lawn and sun terrace

STUDIO

13' 7" x 8' 5" (4.14m x 2.57m)

PAVED DRIVEWAY

Providing off road parking for multiple vehicles



Picture this...



For anyone with children or looking to start a family, there are excellent local schools very nearby catering to all ages from nursery to college.

Brighton and Preston Park mainline railway stations are also within easy reach for any commuters and you have almost direct access to the main roads in & out of the City which will hopefully help to shorten those journey to work times!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

112 Western Road
 Brighton
 East Sussex
 BN1 2AB

www.phillipsandstill.co.uk
 01273 771111
 westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm
 Sat-Sun: 9am - 5pm

