



**Copse Hill, Westdene, Brighton, BN1 5GA**

**welcome to**

## **Copse Hill, Westdene Brighton**

A spacious five-bed home set over three floors, featuring warm wood floors, flexible living areas, a bright conservatory, and generous gardens—perfect for versatile family living. Stunning views across Westdene and the City further afield.

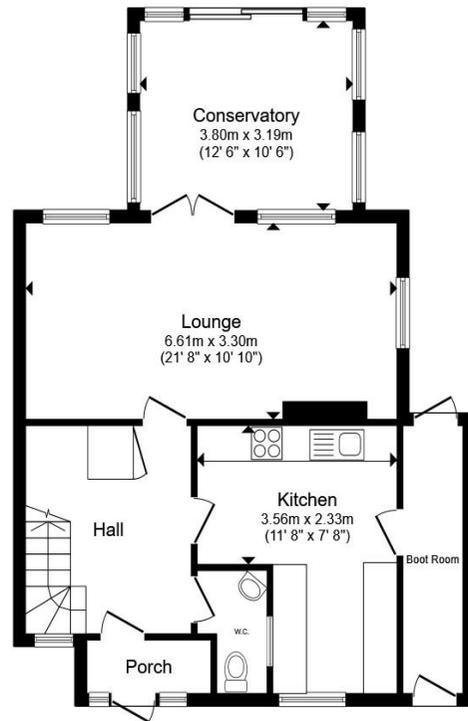


This impressive five-bedroom semi-detached home offers generous, well-designed accommodation arranged across three floors, making it an ideal choice for modern family life.

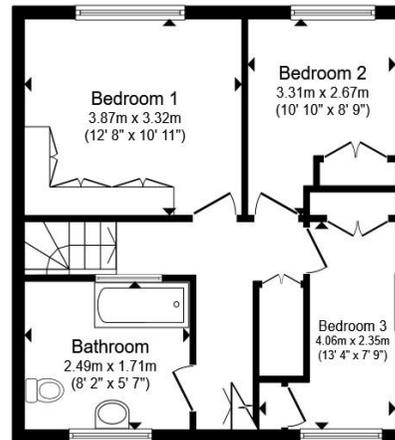
The ground floor exudes warmth and character, enhanced by solid wood flooring throughout. A spacious through lounge and dining area creates a flexible setting for both everyday living and entertaining, further complemented by a peaceful rear conservatory. The layout also includes a contemporary kitchen breakfast room, a practical boot room, and a convenient ground-floor WC.

Upstairs, five bedrooms and two bathrooms provide ample space for every member of the household. Whether you're looking to create a dedicated home office, a playroom, or an inviting guest room, the versatile layout offers endless opportunities.

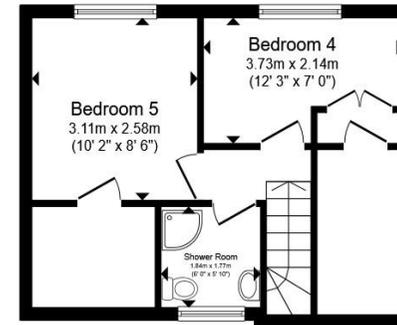
Outside, the property makes a charming first impression with a feature pond in the front garden, adding a sense of calm and natural beauty. The expansive rear garden provides plenty of room for outdoor activities, relaxation, and family enjoyment.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 139.2 m<sup>2</sup> (1,499 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Copse Hill, Westdene Brighton

- EXPANSIVE SEMI-DETACHED FAMILY HOUSE
- MULTIPLE BATHROOMS & DOWNSTAIRS W.C
- FAR REACHING VIEWS ACROSS THE CITY
- SPACIOUS KITCHEN BREAKFAST ROOM WITH BOSCH APPLIANCES
- CONSERVATORY & LEAN TO
- SOUTH WEST FACING REAR GARDEN
- OUTSTANDING SCHOOL CATCHMENT - WESTDENE
- EASY ACCESS TO A23/A27 ROAD NETWORK

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers over

**£650,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PRP106113 - 0003

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