



94, Westfield Crescent, Patcham, Brighton BN1 8JA

Spencer
& Leigh

94, Westfield Crescent,
Patcham, Brighton BN1 8JA

£1,395 PCM -

- Semi detached family home
- Three good size bedrooms
- Spacious lounge/dining room
- Neutrally presented & re-decorated
- Beautiful panoramic views
- Pleasant lawn rear garden
- Gas fired central heating
- Double glazed windows
- Available June, unfurnished
- Popular residential location

Having beautiful distant views and a good size lawn garden ideally suited to family living, this three bedroom semi detached home is located in a sought after residential road. The larger than usual lounge/dining room makes for an ideal space to entertain family and friends, leading in to the kitchen. The three bedrooms along with a soon to be newly fitted white bathroom suite are situated on the first floor. The accommodation is neutrally presented throughout and the Landlord will shortly commence cosmetic re-decoration. Other benefits include gas fired central heating and double glazed windows. Available from mid June 2019, the property will be unfurnished. Popular schools catering for all ages can be located within a one mile radius. Commuter links to both Brighton & London are also easily accessible.



Westfield Close is ideally situated for all amenities including local shops and supermarkets including M & S food, Next and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance Hall

Lounge/Diner
25'10 x 12'10

Kitchen
12' x 9'6

Stairs rising to first floor

Landing

Bedroom
12'9 x 12'

Bedroom
13'10 x 11'10

Bedroom
8'5 x 8'4

Bathroom
7'5 x 5'6

Garden

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 108 Old London Road, Patcham, Brighton, BN1 8YA

Head southeast on Old London Road toward Ladies' Mile Road

Turn left onto Ladies' Mile Road

Turn right onto Winfield Avenue

Continue onto Patchdean

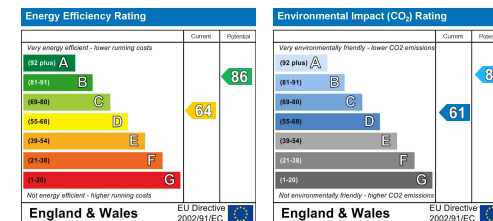
Turn left onto Carden Avenue

Turn right onto Braybon Avenue

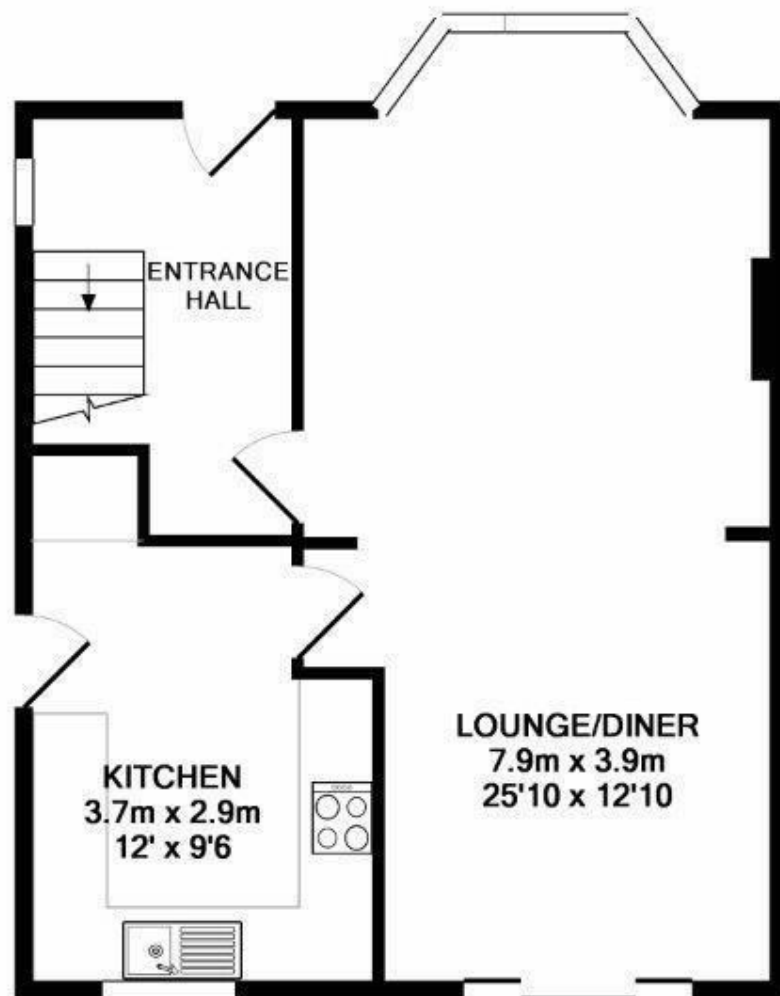
Turn left onto Woodbourne Avenue

Turn right onto Westfield Close

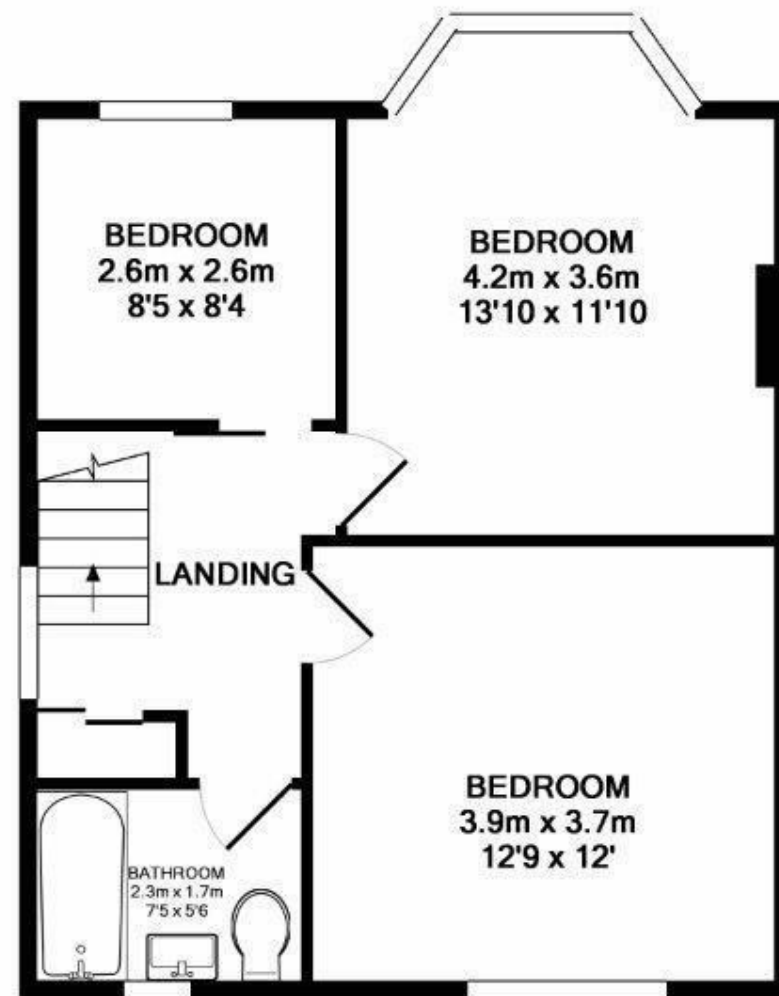
Arrive: 12 Westfield Close, Patcham, Brighton BN1 8EN



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GROUND FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.3 SQ.M.
(488 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.5 SQ.M. (974 SQ.FT.)

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