

14, Hillcrest, Westdene, Brighton BN1 5FN

Spencer
& Leigh



14, Hillcrest,
Westdene, Brighton BN1 5FN

Guide Price £450,000 - Freehold

- Delightful family home
- Extended ground floor
- Three good sized bedrooms
- 23' Dual aspect lounge dining room
- Modern fitted kitchen with appliances
- Ground floor cloakroom & shower room
- White modern family bathroom
- Generous lawned rear garden
- Private driveway leading to garage
- Viewing highly recommended

GUIDE PRICE £450,000 - £475,000

Set back from the road with a long private drive and a garage is this exceptional three bedroom extended semi detached home with a large rear garden, brick built garden room and far reaching views towards the South Downs. Immediately when you walk through the door you can feel the love that has been within these walls and you can imagine bringing up your family here with the excellent local schools and surrounding green environment. The property features UPVC double glazing, gas fired central heating and amazing views. There is a generous hallway with storage space and access to a 23' dual aspect lounge dining room. The kitchen is well equipped with modern fitted units, integrated appliances and gives access to a small side extension, ideal for a study along with a modern ground floor cloakroom and shower. On the first floor there are three good sized bedrooms along with the modern family bathroom which has a whirlpool Jacuzzi bath! There is a large lawn rear garden which has been the present owner's pride and joy, with stocked beds and shrubs, a brick built garage with an electrically operated up-and-over door and to the rear a brick built and UPVC double glazed potting shed or garden room along with a summer house with power and lighting. This delightful home would lend itself to further extension either into the loft or to the rear, subject to the necessary consents. Viewing highly recommended, exclusive to Spencer & Leigh



Hillcrest is situated close to the glorious South Downs and is considered to be a sought after residential road. Westdene shops and Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance hall

Living/Dining room
23'5 x 12'5

Kitchen
9'6 x 8'9

Shower room/WC

Stairs rising to first floor

First floor landing

Bedroom
12'9 x 11'3

Bedroom
12'9 x 9'

Bedroom
8'8 x 7'11

Bathroom/WC

OUTSIDE

Front garden

Private driveway

Garage
16' x 9'2

Potting shed/Garden room

Rear 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



Starting out at Spencer & Leigh, 108 Old London Road, Patcham, Brighton, BN1 8YA

Head north west on Old London Road towards Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Turn right onto Brangwyn Crescent

Continue onto Windmill Drive

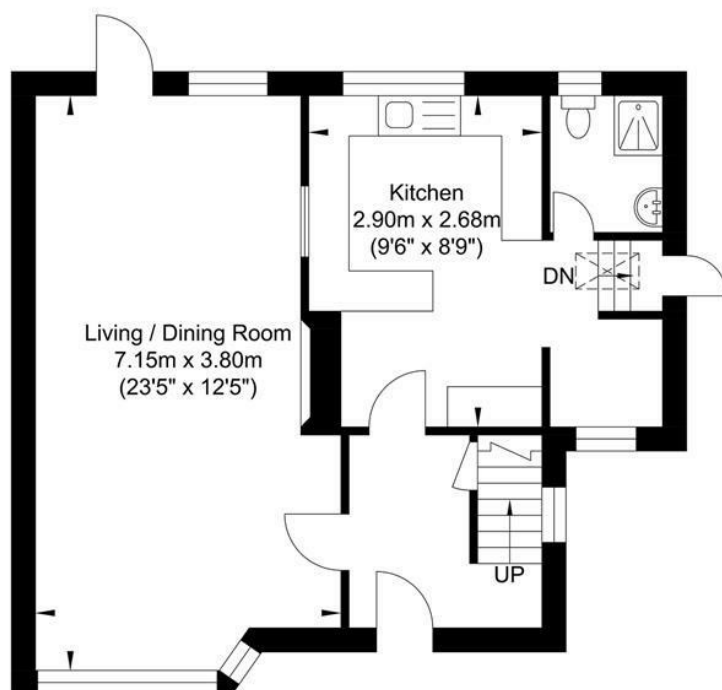
Continue onto Millcroft

Continue onto Hillcrest

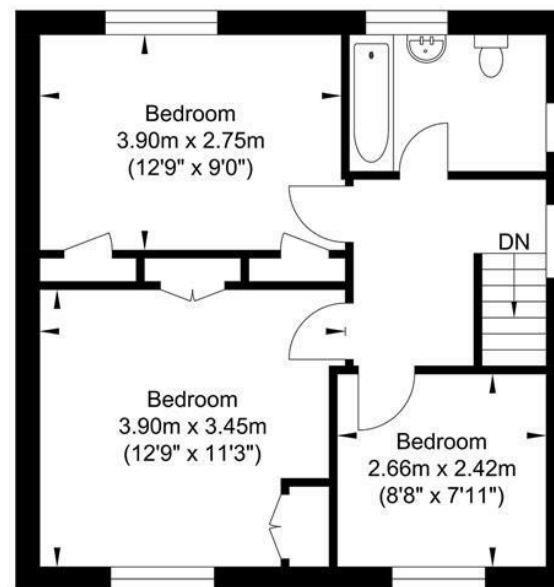
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92 plus+ A			Very environmentally friendly - lower CO ₂ emissions	92 plus+ A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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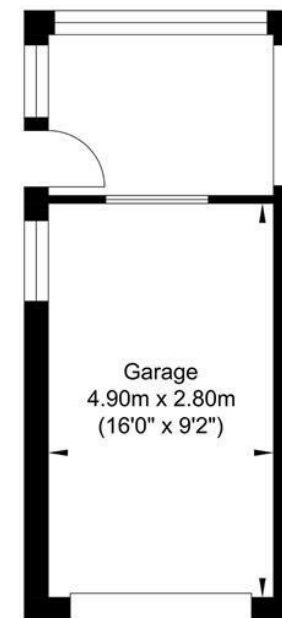
Hillcrest, Brighton



Ground Floor
Approximate Floor Area
529.58 sq ft
(49.20 sq m)



First Floor
Approximate Floor Area
448.96 sq ft
(41.71 sq m)



Garage
Approximate Floor Area
210.97 sq ft
(19.60 sq m)



Approximate Gross Internal Area = 110.51 sq m / 1189.52 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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