



Guide Price
£400,000
Freehold

Westfield Close, Brighton

- A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- BEAUTIFUL LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STNPC
- FANTASTIC VIEWS
- HIGHLY SOUGHT AFTER PATCHAM LOCATION

*** GUIDE PRICE £400,000 - £425,000 ***

Robert Luff & Co are delighted to bring to market this well presented two bedroom, semi detached bungalow ideally situated in the ever popular Patcham. With stunning views over Patcham and the South Downs and with a lot of potential for various extensions STNPC this will suit an array of buyers. This house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Nearby Patcham Village, Preston Drove, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue itself.

Accommodation offers; Living/Dining area, Separate kitchen, two bedrooms, bathroom and separate WC. Other benefits include; no onward chain, potential to extend STNPC and spacious front & rear gardens.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen 10 x 8'5 (3.05m x 2.57m)

Living Room 15'1 x 10'3 (4.60m x 3.12m)

Bedroom One 14'2 x 10'3 (4.32m x 3.12m)

Bedroom Two 9'1 x 8'5 (2.77m x 2.57m)

Bathroom

WC

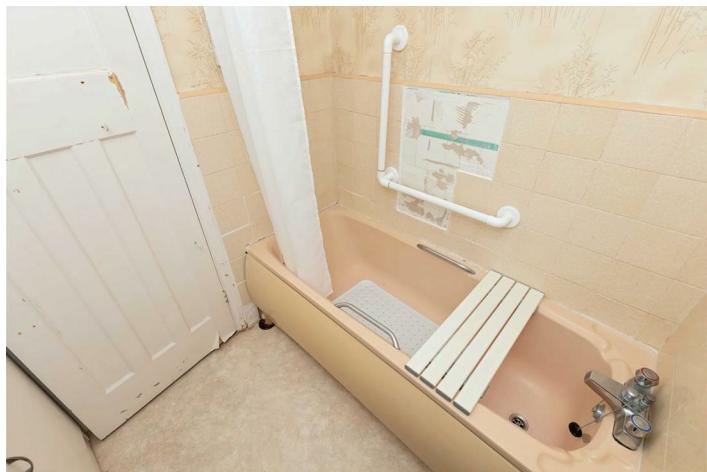
AGENTS NOTES

FREEHOLD

EPC: D

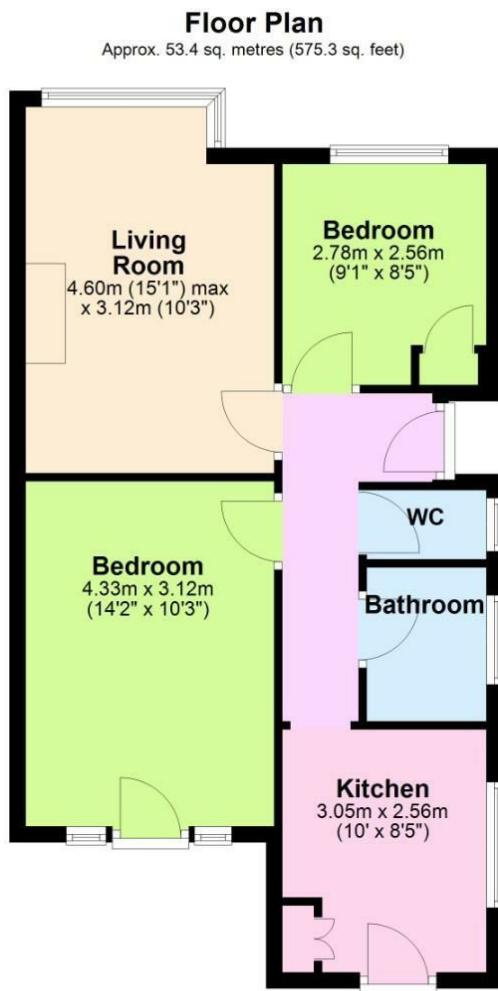
COUNCIL TAX BAND: C





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Floorplan



Total area: approx. 53.4 sq. metres (575.3 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	76	(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		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.