



## Westfield Close, Brighton

Guide Price  
£375,000  
Freehold

- A WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW
- BEAUTIFUL LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- POTENTIAL FOR OFF ROAD PARKING
- POTENTIAL TO EXTEND STN/C
- FANTASTIC VIEWS
- HIGHLY SOUGHT AFTER PATCHAM LOCATION

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

RECENTLY BACK TO MARKET

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 STN/C 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 Drive, 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 STN/C 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



28 Blatchington Road, Hove, East Sussex, BN3 3YD

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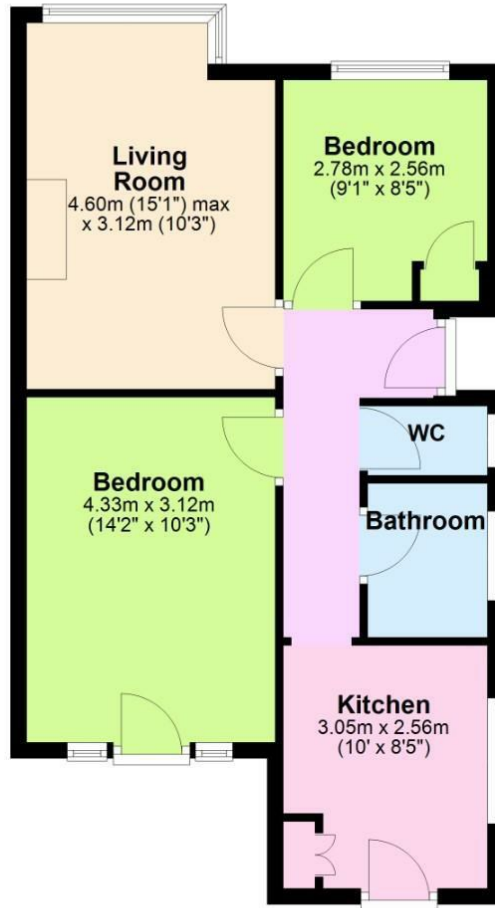
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## Floor Plan

Approx. 53.4 sq. metres (575.3 sq. feet)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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