



15, Fairview Rise, Westdene, Brighton BN1 5GL

Spencer
& Leigh

15, Fairview Rise, Westdene, Brighton BN1 5GL

Offers In Excess Of £425,000 - Freehold

- 3/4 bedroom family home
- Kitchen/diner
- Living room
- Bathroom
- Separate WC
- Bedroom 4/garden room
- Mature rear garden
- Garage
- Beautiful views across Westdene
- No on going chain

GUIDE PRICE £425,000 - £450,000

This lovely home has been in the family since the property was built in the 1960's. The overall size is surprisingly large inside and has been extended at the rear. As you enter the property into the entrance hall, you will find stairs straight ahead rising to the first floor landing. On the ground floor you will first enter into the Kitchen with views overlooking Westdene and Patcham, fitted units and appliance spaces for a cooker and fridge/freezer. There is a door that opens into a utility side logia with plumbing for a washing machine and tumble dryer. Also has access to the front and rear garden. The kitchen has steps leading up to the dining area which overlooks the rear garden. The living room has patio doors opening onto a spacious roof terrace, which enjoys the views over Westdene and towards Patcham. On the first floor landing you will find bedroom two with views overlooking the rear garden. The bathroom is a two piece coloured suite with panelled bath and pedestal wash basin, there is a separate WC. Bedroom three and bedroom one both overlook the front with views across Westdene and towards Patcham. Bedroom one has a useful dressing room with fitted storage and an opening into a garden room which has sliding patio doors opening onto the stunning rear garden. The rear garden has been a labor of love for our current vendors, the garden is over three tiers with an enclosed patio seating area, steps leading up to mature well stocked area with steps leading up to a top tier with a second patio area which you can sit relax and enjoy the views across Westdene and towards Patcham. With the added benefits of a summer house, greenhouse and vegetable patches. The icing on the cake is there is no on going chain.



Fairview Rise is considered a sought after residential road in the popular area of Westdene. Patcham Old Village with its many amenities is only a short walk away as are Westdene shops. For families with children there is a choice of schools catering for all ages including the very popular Westdene Primary School. Withdean Stadium is near at hand with all its sporting facilities. Preston Park mainline railway station is approximately one mile away along with easy access to road networks in and out of the city.



Entrance hall

Kitchen area
14'1" x 9'2"

Dining area
11'9" x 10'5"

Utility area
14'5" x 3'3"

Living room
15'8" x 11'1"

First floor landing

Bedroom
15'1" x 10'5"

Bedroom
9'6" x 6'6"

Bathroom
5'6" x 5'2"

Separate WC

Bedroom
11'1" x 8'2"

Dressing room
11'1" x 7'6"

Bedroom/Garden room
10'5" x 10'2"

Outside

Rear garden

Roof terrace

Garage

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 northwest on Old London Road toward Old Patcham Mews

Sharp left onto Patcham By-Pass/A23

Continue to follow A23

Go through 1 roundabout

Turn right onto The Deneway

Turn right to stay on The Deneway

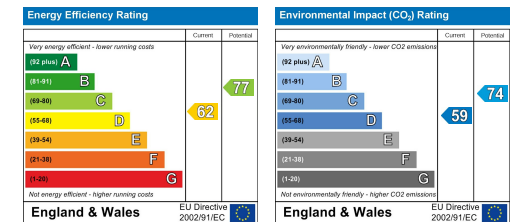
Turn right onto Eldred Avenue

Turn left onto Dene Vale

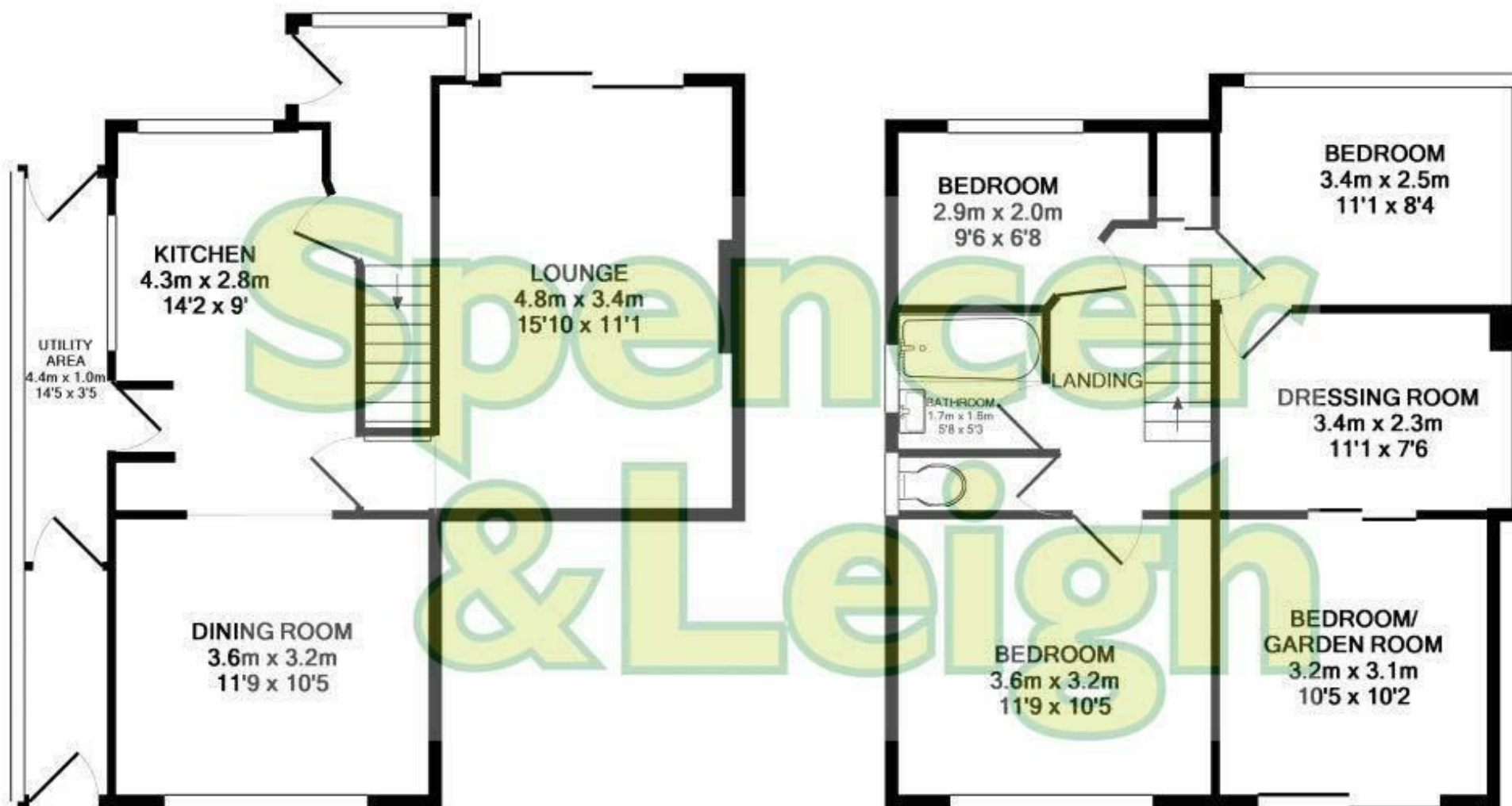
Sharp left onto Fairview Rise

Destination will be on the left

Arrive: 15 Fairview Rise, Westdene, Brighton BN1 5GL



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TOTAL APPROX. FLOOR AREA 105.2 SQ.M. (1132 SQ.FT.)

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