

**Spencer
& Leigh**



10 Hillcrest, Westdene, Brighton, East Sussex, BN1 5FN



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Offers In Excess Of £600,000 - Freehold

- Family home arranged over three floors
- Four good size bedrooms
- Spacious lounge/dining room
- Two garden level rooms (possible use as additional bedrooms or study)
- Modern kitchen with integrated appliances
- Family bathroom & shower room
- Beautiful lawn rear garden with garden room & roof terrace
- Splendid panoramic views from first floor
- Shared driveway & garage
- No onward chain

This stunning family home is spread over three floors and offers flexible living space. The well-presented interior features a spacious lounge and dining room, which leads into an additional reception room. At the garden level, there are two additional rooms that could serve as extra bedrooms, easily accessible along with the well-equipped kitchen. For added convenience, there is a separate utility room and a ground-floor shower room.

On the first floor, you will find four bedrooms along with a family bathroom. From this level, you can enjoy beautiful views of the South Downs. The mature rear garden is mainly lawn with a hidden vegetable patch at the back. The property includes a shared driveway and a garage, providing off-road parking.

This home is available with no onward chain. Its location is perfect for accessing local school catchment areas, Preston Park railway station, and the amenities in nearby Patcham Old Village. Viewing is highly recommended.



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
 Entrance Hallway
 Living Room
 25'0 x 12'4
 Dining Room
 11'0 x 8'1
 Kitchen
 11'0 x 10'10
 Utility Room
 G/f Shower Room/WC
 Stairs rising to First Floor

Bedroom
 15'7 x 11'0
 Bedroom
 11'5 x 9'2
 Bedroom
 11'0 x 9'7
 Bedroom
 9'7 x 8'8

Family Bathroom

OUTSIDE

Rear Garden

Store Room
 10'6 x 8'1

Study
 10'6 x 7'8

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Shared Driveway and un-restricted on-street parking

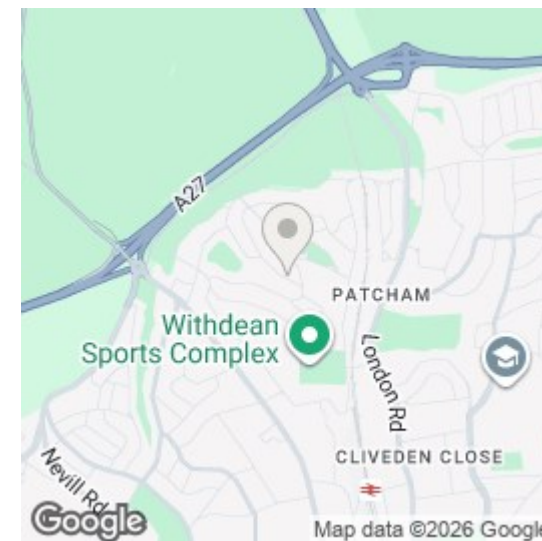
Broadband: Standard 16 Mbps, Superfast 73 Mbps. Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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



Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

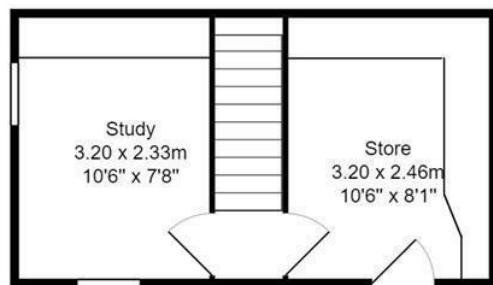
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



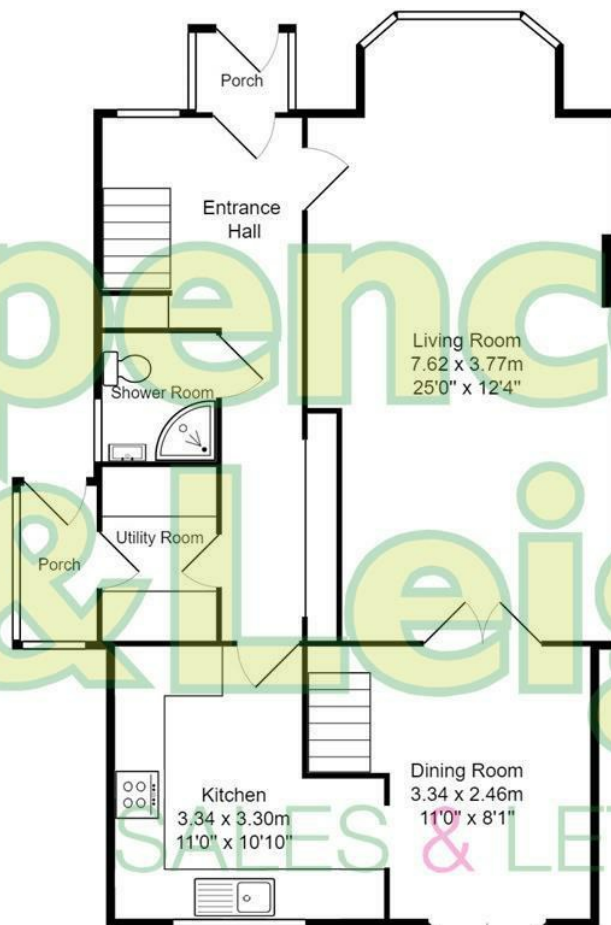
10 Hillcrest

Total Area: 137.8 m² ... 1483 ft²

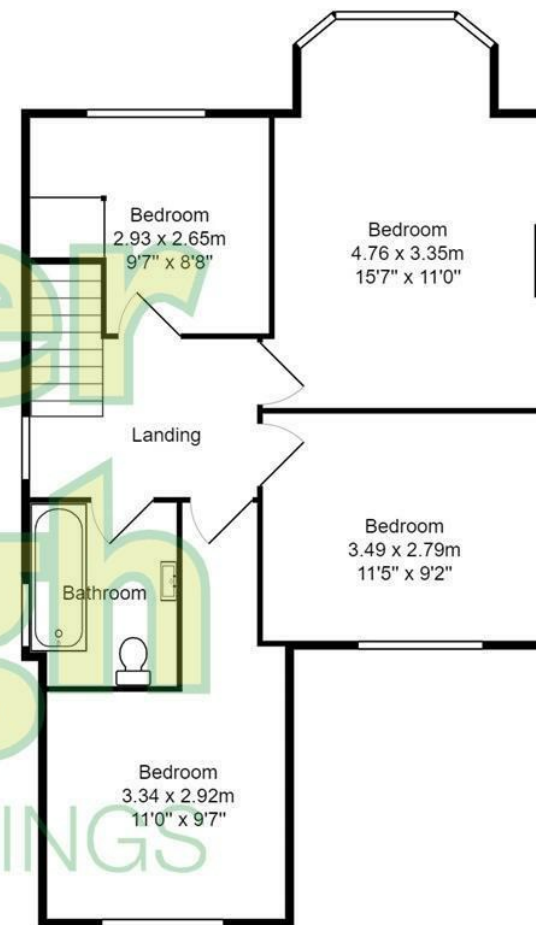
All measurements are approximate and for display purposes only.



Garden Level
Area: 18.5 m² ... 199 ft²



Ground Floor
Area: 66.0 m² ... 710 ft²



First Floor
Area: 53.3 m² ... 574 ft²