

**Spencer
& Leigh**



67 Brangwyn Drive, Westdene, Brighton, BN1 8XB

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Offers In Excess Of £700,000 - Freehold

- Well presented detached family home
- Three good size bedrooms
- Updated family bathroom & en-suite shower room to the main bedroom
- 20' lounge/dining room overlooking the rear garden
- Kitchen/breakfast room with appliances
- Ground floor cloakroom
- Beautiful mature West facing rear garden
- Private driveway & garage
- No onward chain
- Popular Brangwyn Estate

Ever wanted a well-presented family home with its very own "secret garden"? If so, this could well be the one for you. Available with no onward chain, the interior offers a spacious, bright and airy living space with a 20' lounge which overlooks and has access out onto the delightful garden, there is a good-sized kitchen/breakfast room and a separate cloakroom which makes up the ground floor accommodation. The first floor is home to three double bedrooms, with the master bedroom having an en-suite shower room. The family bathroom features a white suite and a newly fitted bath. There is gas-fired central heating and double-glazed windows in situ. Outside, the manicured rear garden has to be seen to be believed; it really is impressive and makes a great space to relax or entertain family and friends. Off-road parking is available via the private driveway and garage. Conveniently, Patcham Old Village with its many amenities is within walking distance, together with Preston Park with its mainline station being approximately one mile away. Viewing is highly recommended.



Brangwyn Drive is a highly sought after location with excellent commuter links to the cities of Brighton and London via the A23 and Preston Park mainline railway station. Patcham Old Village is a short walk away along with its charming shops and eateries. Popular schools catering for all ages are within walking distance.



Entrance
 Entrance Hallway
 Lounge
 20' x 12'5
 Kitchen/Diner
 16' x 11'7
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 14'1 x 10'5
 En-suite Shower Room/WC
 Bedroom
 11'7 x 10'10
 Bedroom
 10'5 x 9'5
 Family Bathroom
 OUTSIDE
 Rear Garden
 Garage
 24'3 x 8'1

Property Information
 Council Tax Band F: £3,725.86 2026/2027
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Garage, Private Driveway and un-restricted on street parking
 Broadband: Standard 15 Mbps, Superfast 83 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.


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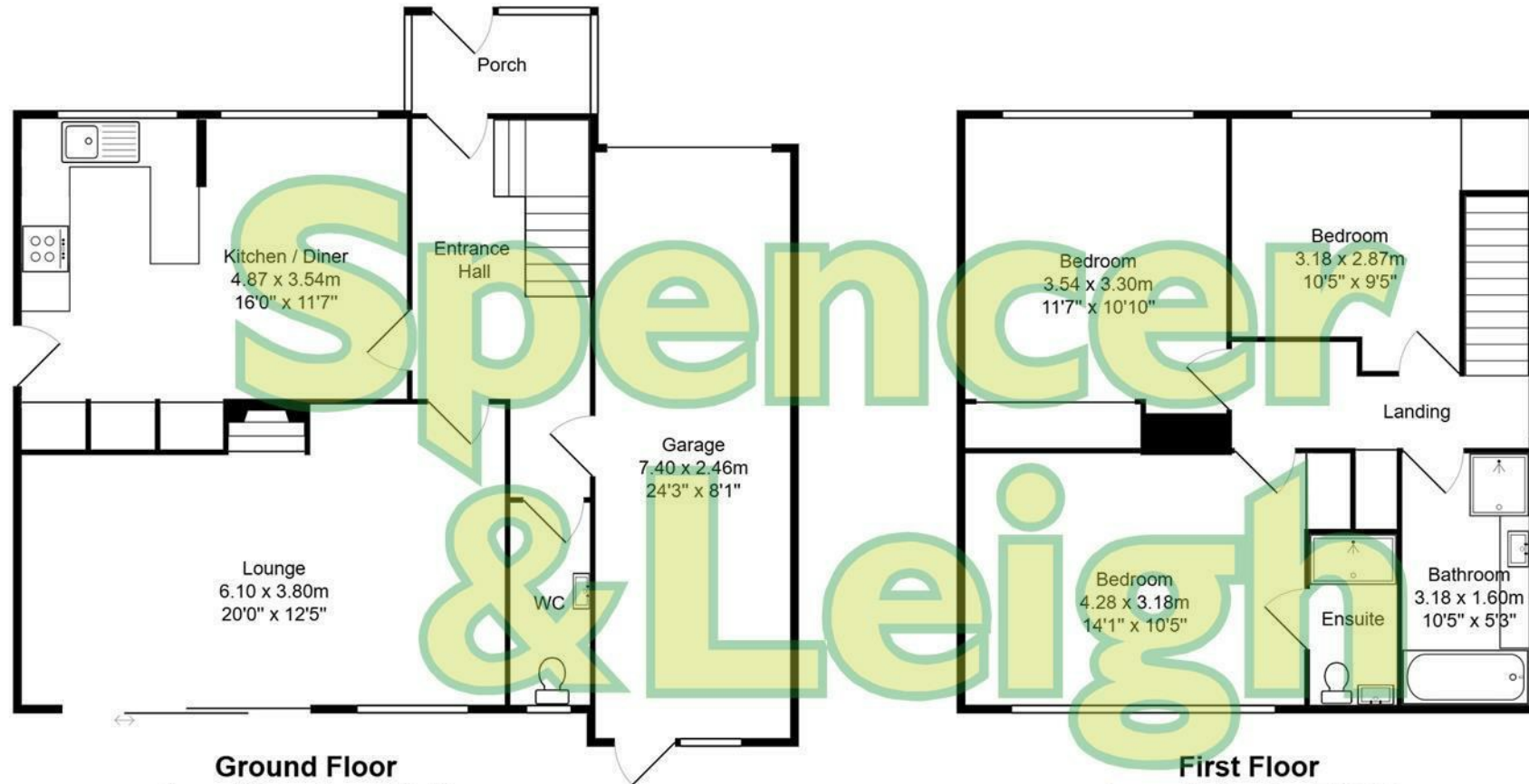


Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





All measurements are approximate and for display purposes only.

Total Area: 110.5 m² ... 1189 ft² (excluding garage)