

86 Bramble Rise, Westdene, Brighton, BN1 5GF

Spencer  
& Leigh





## 86 Bramble Rise, Westdene, Brighton, BN1 5GF

Guide Price £700,000 - £750,000 Freehold

- Substantial Detached Family Home
- Vendor Suited Onwards
- Beautiful Elevated Views across the Valley
- 4/5 Bedrooms with 2/3 Reception Rooms
- Bespoke "Marks & Spencer" Kitchen
- Popular Residential Location
- Great School Catchment with Excellent Ofsted Rating
- On the Doorstep to Patcham Windmill and Green Spaces
- Garage & Additional Private Parking
- Exclusive to Spencer & Leigh

\*GUIDE PRICE: £700,000 - £750,000\*

Spencer & Leigh are delighted to offer for sale this substantial detached family home, with the vendors already suited for their next move. This property offers great flexibility, featuring four or five bedrooms depending on how the space is arranged. It is located in the ever-popular Westdene area, known for its excellent school catchment with outstanding Ofsted reports, and is conveniently close to Patcham Windmill and various open green spaces.

The home showcases character across four half-landings and has the potential to add an additional level, subject to the necessary planning consents.

Upon entering, you are welcomed by wooden floors underfoot and a handy entrance porch. The front living room features beautiful parquet flooring, a charming gas fireplace, and stunning rooftop views over Westdene.

The kitchen diner spans the entire rear of the property and features solid oak "Marks & Spencer" units, offering a lovely view of the predominantly laid-to-lawn garden, which is vibrant with many mature shrubs and borders.

The main bedroom is on the next level and overlooks the front, boasting a sea view due to its elevated position. The top floor features two additional bedrooms, with the larger one having an ensuite shower room, while the smaller room is currently used as an office space.

Additional highlights include private parking and a convenient garage at the entrance of the property, as well as extra storage both under the stairs and alongside the property.

Early viewing is essential to fully appreciate all that this family home has to offer!



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Bramble Rise is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.





Entrance  
 Entrance Hallway  
 Living Room  
 16' x 13'5  
 Dining Room  
 9'10 x 9'10  
 Kitchen  
 14'9 x 9'10  
 Music Room  
 13'5 x 8'6  
 G/f Cloakroom  
 Stairs rising to First Floor

Bedroom  
 16' x 13'5  
 Bedroom  
 14'9 x 13'9  
 En-suite Shower/WC  
 Bedroom  
 14'1 x 8'6  
 Bedroom  
 9'10 x 9'10

Family Bathroom  
 OUTSIDE  
 Rear Garden

Garage  
 17'4 x 9'6  
 Property Information  
 Council Tax Band E: £3,001.52 2025/2026  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Garage, Private Driveway and un-restricted on street parking  
 Broadband: Standard 12 Mbps, Superfast 76 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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 w: www.spencerandleigh.co.uk

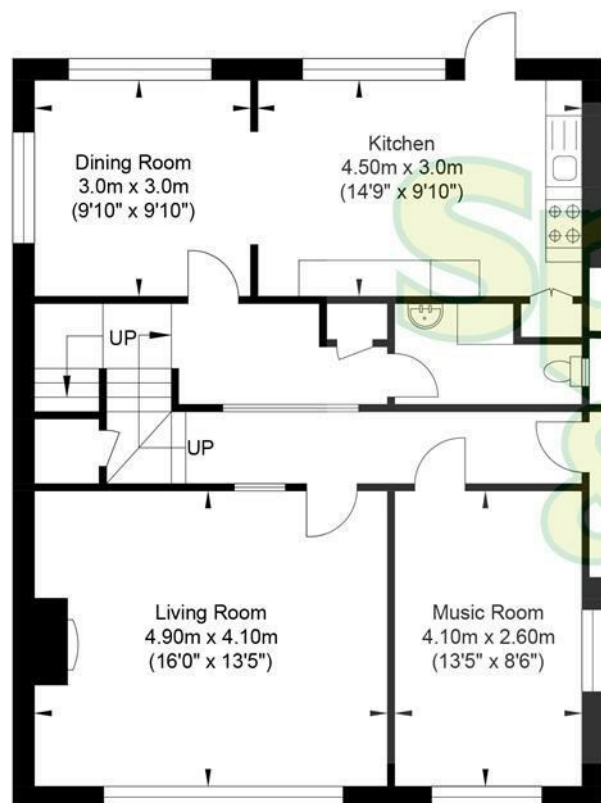


Council:- BHCC  
 Council Tax Band:- E

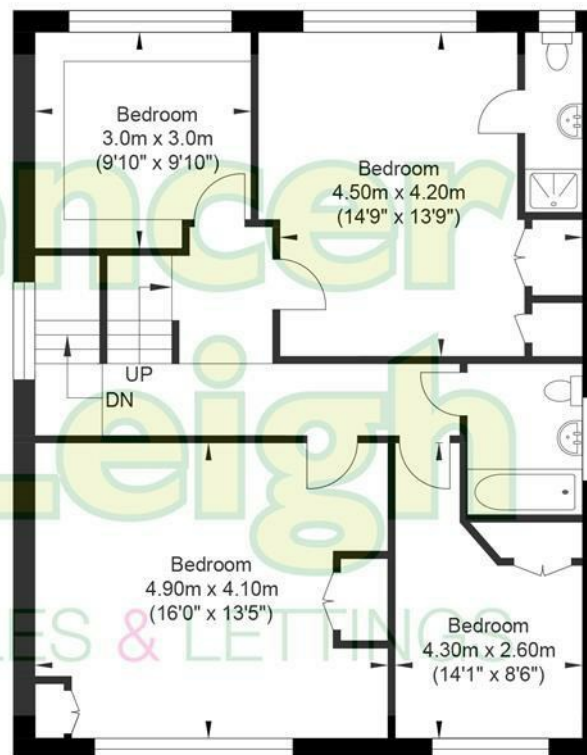
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

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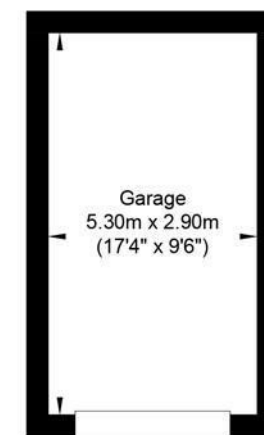
# Bramble Rise



Ground Floor  
Approximate Floor Area  
851.74 sq ft  
(79.13 sq m)



First Floor  
Approximate Floor Area  
801.69 sq ft  
(74.48 sq m)



Garage  
Approximate Floor Area  
165.44 sq ft  
(15.37 sq m)

Approximate Gross Internal Area (Excluding Garage) = 153.61 sq m / 1653.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.