

**Spencer
& Leigh**



74 Bramble Rise, Brighton, BN1 5GF

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Guide Price £600,000 - £650,000 Freehold

- Well presented family home
- Versatile accommodation over two floors
- Four bedrooms
- Family bathroom & en-suite bathroom
- Good size lounge with a southerly aspect
- Modern fitted kitchen
- Secluded rear garden
- Driveway & Garage
- No onward chain
- Popular residential location

GUIDE PRICE £600,000 to £650,000

This spacious and well presented family home is situated in a desirable road within Westdene. Internal viewing is strongly recommended to appreciate the versatility that the accommodation has to offer. We particularly liked the modern fitted kitchen and good size lounge both of which has a pleasant Southerly aspect. There are four bedrooms, two of which are situated at ground level along with the family bathroom with the remaining two being located on the first floor, one of which has a useful en-suite bathroom. A secluded lawn garden with a paved sun terrace makes an ideal space for entertaining family and friends. There is also a newly constructed garage with an electric door which can be accessed via a private driveway. The property is available with no onward chain. Westdene Primary School along with local shops and bus services to the surrounding area can be easily accessed nearby.

COUNCIL TAX BAND: D



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/Dining Room
 16'6 x 11'10
 Kitchen
 11'10 x 8'0
 Bedroom
 14'9 x 10'8
 Bedroom
 11'9 x 9'11

G/F Bath/Shower Room
 Stairs rising to First Floor
 Bedroom
 12'4 x 9'9

Study
 8'8 x 8'7
 Family Bathroom

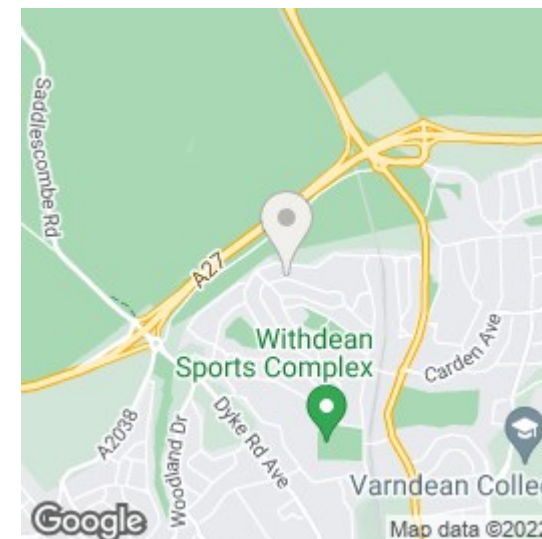
OUTSIDE
 Rear Garden

Views
 Garage
 15'1 x 9'1

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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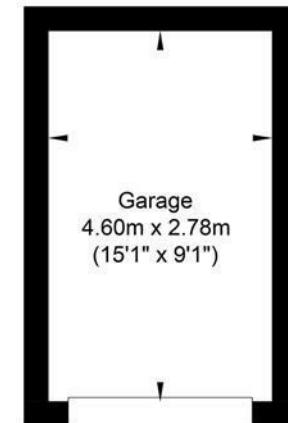
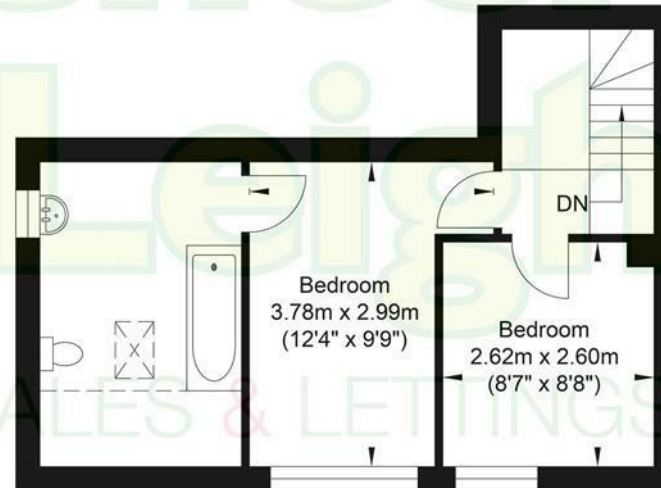
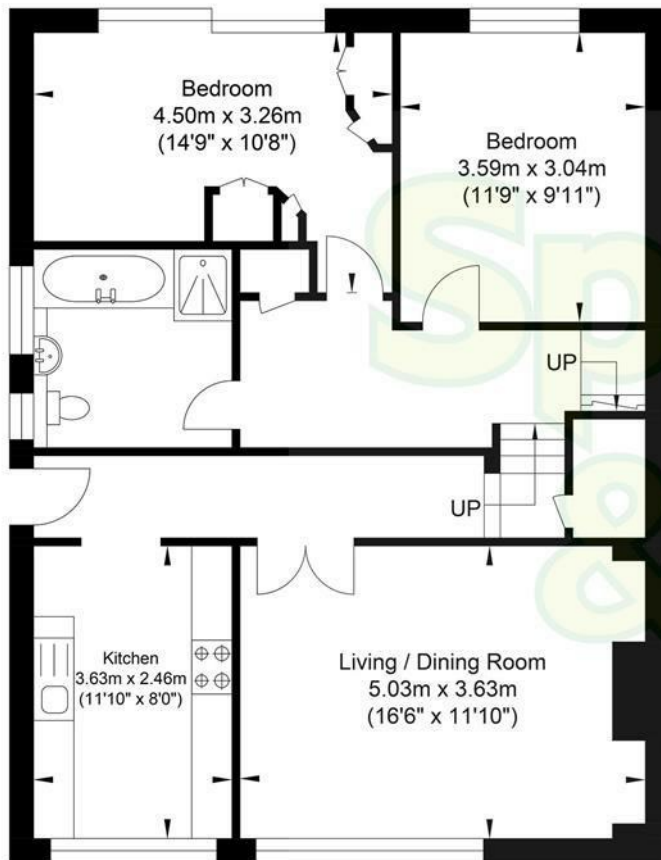
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Bramble Rise



Ground Floor
Approximate Floor Area
816.87 sq ft
(75.89 sq m)

First Floor
Approximate Floor Area
343.47 sq ft
(31.91 sq m)

Garage
Approximate Floor Area
137.67 sq ft
(12.79 sq m)

Approximate Gross Internal Area = 120.59 sq m / 1298.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.