

Spencer
& Leigh



86 Westfield Crescent, Patcham, Brighton, BN1 8JA

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Guide Price £525,000 - Freehold

- Beautifully presented semi detached
- Three good size bedrooms all with fitted furniture
- Bay fronted Living Room with far reaching Downland views
- 10' Conservatory overlooking the rear garden
- G/f Cloakroom/WC and First Floor Shower Room
- Modern fitted kitchen with integrated appliances
- Useful outbuilding currently serving as storage and utility space
- Stunning Panoramic Views
- Wide private driveway
- Internal inspection considered essential

GUIDE PRICE £525,000 - £550,000

Nestled amidst breathtaking panoramic views of the South Downs, this exquisite extended semi-detached family home presents a harmonious blend of style and comfort. With its light-filled interior, landscaped rear garden, and private off-road parking, it truly embodies modern family living.

One of the home's standout features is the living and dining area. This bright and airy space offers ample room for a family dining table. Large sliding patio doors invite streams of natural light and create a seamless flow to the spacious conservatory—an idyllic setting for entertaining guests or enjoying delightful summer meals.

The front of the home greets you with an inviting living room, boasting a charming bay window complete with plantation shutters, a remotely operated feature fireplace, and captivating views that stretch across the Downs.

Venture upstairs to discover three beautifully proportioned bedrooms—two doubles and one single—alongside a contemporary family shower room that features an oversized walk-in shower.

Step outside to the private rear garden, a true gem that serves as a peaceful retreat framed by lush mature trees and vibrant shrubs. It's the perfect sanctuary for family play or quiet reflection, featuring raised terraces that outline the lawn areas with retaining walls encircling each separate section.

We enthusiastically recommend a viewing of this exceptional home, exclusively available through Spencer & Leigh, to fully appreciate its undeniable charm and quality.



Westfield Crescent is situated in a highly sought after area and ideally situated for all amenities including local shops as well as some larger stores such as M & S food and Asda stores. There are 'Good & Outstanding' OFSTED rated schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London.



Entrance
 Entrance Hallway
 Living Room
 12'6 x 11'7
 Dining Room
 11'8 x 11'1
 Conservatory
 10' x 9'11
 Kitchen
 8'9 x 8'5
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 13'11 x 11'8
 Bedroom
 12'7 x 11'10
 Bedroom
 8'2 x 8'2
 Family Shower Room/WC

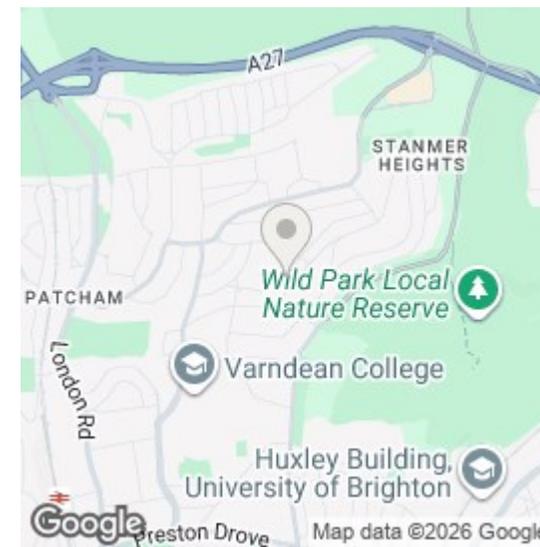
OUTSIDE
 Rear Garden
 Private Driveway

Property Information
 Council Tax Band D: £2,455.79 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Private Driveway and un-restricted on street parking
 Broadband: Standard 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Fair/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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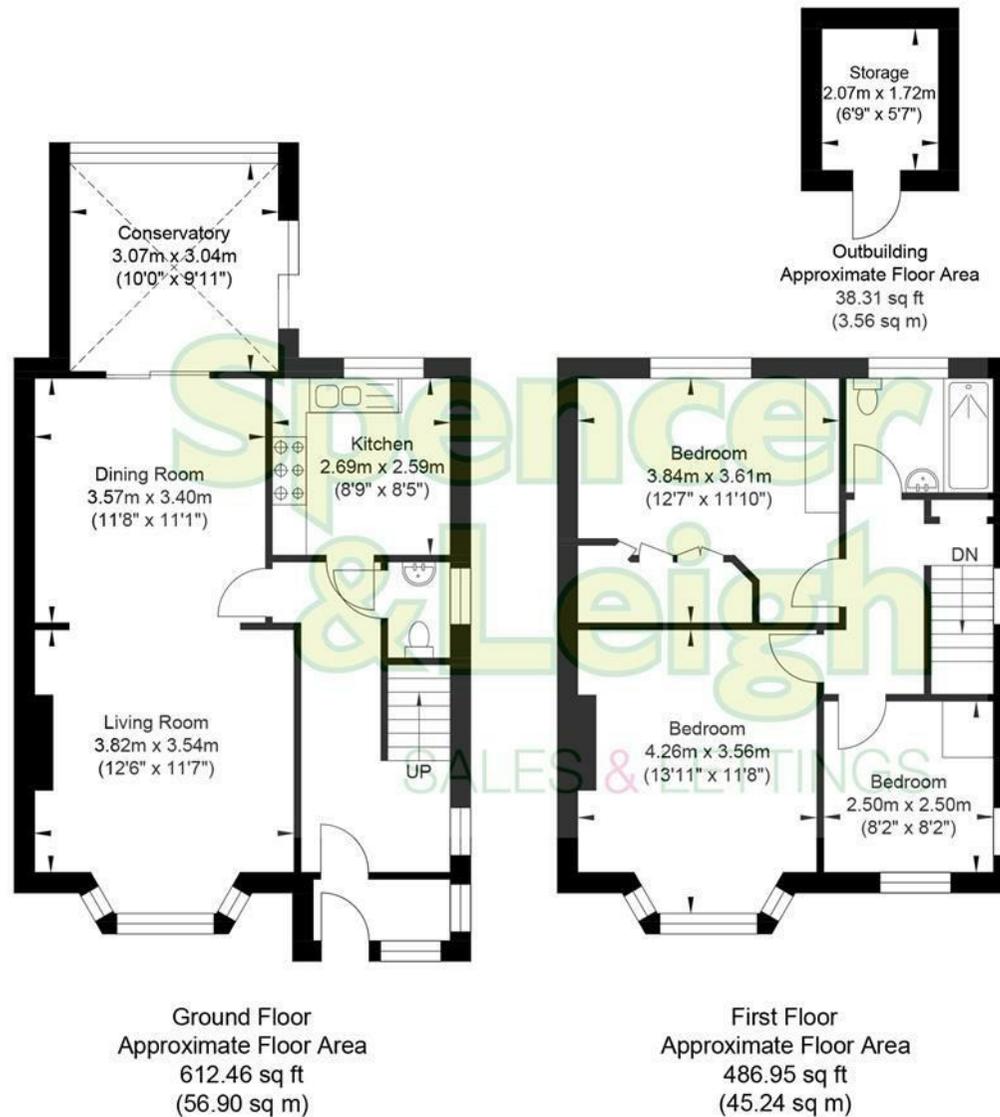
Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(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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Approximate Gross Internal Area (Excluding Outbuilding) = 102.14 sq m / 1099.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.