



## 60 Barn Rise Brighton BN1 5EE

A beautifully presented and thoughtfully extended semi-detached family home, offering stylish living spaces and that all important family sized, eat-in kitchen. The property boasts stunning views to the front and rear, along with a beautifully landscaped garden, perfect for entertaining or relaxing outdoors.

Ideally situated just a stone's throw from the highly regarded Westdene Primary School, this home enjoys a peaceful yet convenient location within one of Brighton's most sought after residential areas making it the perfect setting for family life.



**Asking Price £750,000 Freehold**



## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

A beautifully presented and thoughtfully extended semi-detached family home, perfectly positioned within one of Brighton's most sought after residential areas. Just a stone's throw from the highly regarded Westdene Primary School, this impressive property offers stylish interiors, stunning views from both the front and rear, and a beautifully landscaped garden designed for modern family living.

The accommodation briefly comprises four bedrooms, a luxury family bathroom, and an additional cloakroom/WC. On the ground floor, a welcoming reception hallway leads to a spacious 30ft+ through lounge/dining room, ideal for entertaining or relaxing with family, and a large, family sized eat-in kitchen.

Externally, the property features off street parking for two cars and a sizeable 19ft garage on the lower level, providing ample storage and versatility. The rear garden is a true highlight cleverly redesigned and beautifully landscaped to create distinct areas for dining, play, and relaxation. To the front, a south facing sun terrace provides the perfect spot to enjoy open views across the nearby playing fields and Westdene School.

This exceptional home is presented in stunning order throughout and enjoys a highly desirable location close to local shopping facilities including a Post Office and Deli/Café, as well as numerous good schools, excellent transport links, and access to the green open spaces of Withdean and Westdene.

- A VERY IMPRESSIVE AND BEAUTIFULLY PRESENTED ELEVATED FAMILY HOME
- 4 BEDROOMS AND A LUXURY BATHROOM PLUS ADDITIONAL SEPARATE WC
- OVER 30FT THROUGH LOUNGE/DINING ROOM
- A FANTASTIC WELL EQUIPPED FAMILY SIZED EAT IN KITCHEN

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

### GROUND FLOOR

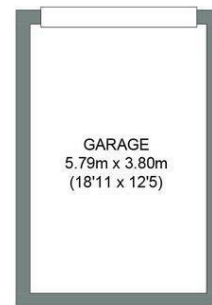
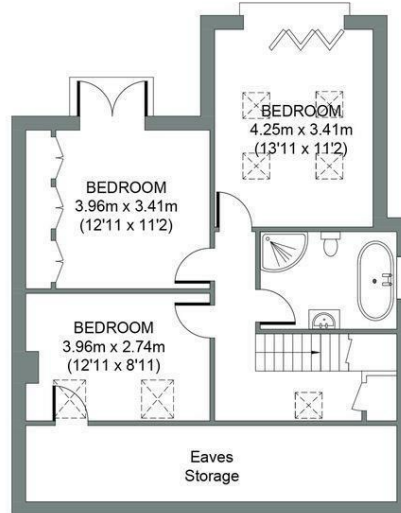
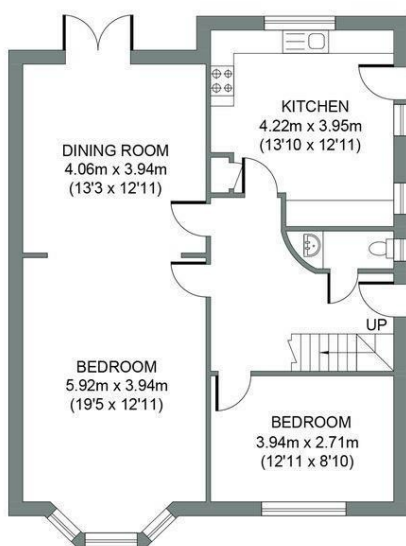
Approximate Gross Internal Area  
79.20 sq m / 852.50 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
69.76 sq m / 750.89 sq ft

### Garage

Approximate Gross Internal Area  
22.0 sq m / 236.80 sq ft



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## BARN RISE

Total Area (Including Garage) : 170.96m<sup>2</sup> = 1840.19ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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