

OVER 60?

Secure this property
for up to **59% less!**



Guide Price
£550,000
Freehold

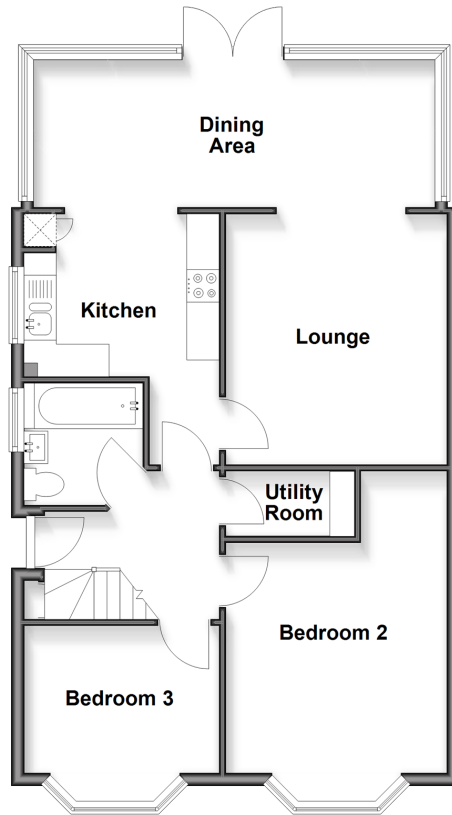
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Westfield Crescent, Brighton, BN1

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Helping you move forwards

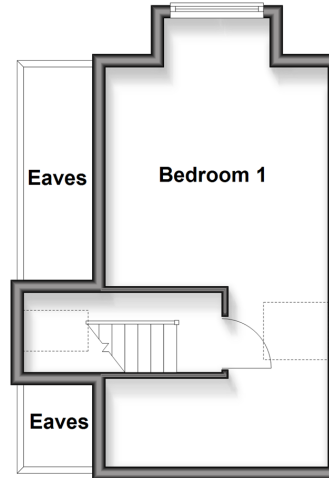
Ground Floor

Approx. 71.3 sq. metres (766.9 sq. feet)



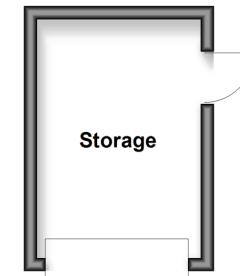
First Floor

Approx. 24.0 sq. metres (258.8 sq. feet)
(excluding Eaves, Eaves)



Outbuilding

Approx. 9.4 sq. metres (100.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 19'8 x 7'5 (6.00m x 2.26m)

Dining Area: 19'8 x 7'5 (6.00m x 2.26m)

Kitchen: 16'3 x 10'5 (4.96m x 3.18m)

Utility Room: 6'6 x 3'3 (1.98m x 0.99m)

Bedroom 2: 13'2 x 11'2 (4.02m x 3.41m)

Dressing Area: 17'5 x 4'3 (5.31m x 1.30m)

Bedroom 3: 9'9 x 8'7 (2.97m x 2.62m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 20'2 (6.15m) narrowing to 13'6 (4.12m) x 11'4 (3.46m)

Dressing Area 2: 11'4 x 4'4 (3.46m x 1.32m)

OUTBUILDING

Storage

OUTSIDE

Front & Rear Garden



Main features

- Stunning far-reaching views!
- Beautiful kitchen and dining area showcasing views
- Handy utility room off large hallway
- Main bedroom to the top floor with picture window
- Fantastic location close to local amenities and easy access to commuter links of Ditchling Road and A27



Nearest Schools

Primary Schools: Carden Primary 0.6 miles, Patcham Junior School 0.9 miles, Balfour Junior School 1.2 miles
Secondary Schools: Patcham High School 0.9 miles, Dorothy Stringer High School 1.1 miles, Patcham House Special School 1.1 miles



Transport Information

Train Stations: Preston Park 1.5 miles, London Road 2.0 miles, Hove 2.2 miles



Address

Westfield Crescent, Brighton, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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