

**Spencer  
& Leigh**



**10 Westfield Close, Patcham, Brighton, BN1 8EN**

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Price £675,000 - Freehold

- Extended four bedroom home
- Versatile accommodation
- Stunning kitchen with an island and vaulted ceiling
- Beautifully presented throughout
- Can be used with a self contained annex or a large family home
- Family bathroom and separate en suite
- South facing rear garden
- Quite cul-de-sac location
- Internal inspection highly recommended
- Exclusive to Spencer & Leigh

This stunning semi-detached family home offers an exceptional blend of space, style, and versatility. Spanning an impressive 1,320 square feet, the property boasts two generous reception rooms, perfect for both entertaining guests and enjoying family time. With four well-proportioned bedrooms and two modern bathrooms, this home is designed to accommodate the needs of a growing family.

One of the standout features of this property is its beautifully presented interior, particularly the kitchen, which showcases a magnificent vaulted ceiling that adds a touch of elegance and grandeur. The layout of the home is highly adaptable, allowing for the possibility of using part of the property as a self-contained annex, ideal for guests or extended family.

The south-facing rear garden is a true highlight, offering a delightful outdoor space that includes a well-maintained lawn and a patio area, perfect for al fresco dining. Additionally, there is a hidden nook that presents an excellent opportunity for a home office, providing a peaceful retreat for work or study.

With parking available for several vehicles and far-reaching views that enhance the overall appeal, this property is not just a house; it is a wonderful family home that promises comfort and convenience in a sought-after location. Whether you are looking for a spacious family residence or a versatile living arrangement, this home is sure to impress.



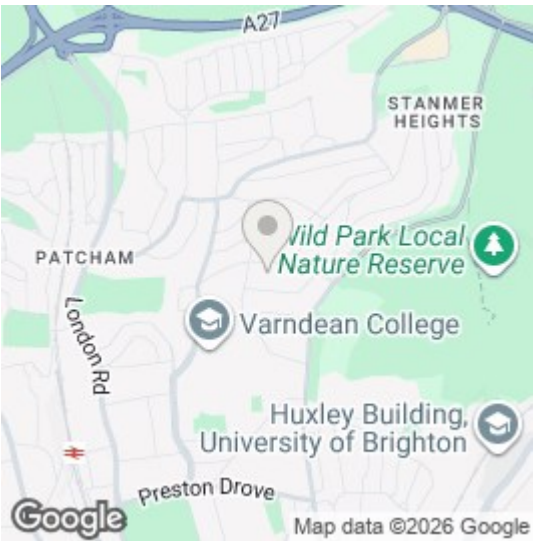
Westfield Close is ideally situated for all amenities including local shops and supermarkets including M & S food, Matalan, Dunelm, Pets at Home and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.



Entrance  
Entrance Hallway  
Sitting Room  
14'11 x 11'1  
Dining Room  
13' x 11'1  
Kitchen  
22'9 x 10'11  
Utility Room  
14'1 x 13'  
Bedroom  
12'5 x 10'8  
Bedroom  
12'1 x 6'9  
En-suite Shower Room  
6' x 3'11  
Family Bathroom  
Study/Bedroom  
11'5 x 7'2  
Stairs rising to First Floor  
Bedroom  
12'10 x 11'  
OUTSIDE  
Rear Garden  
Property Information  
Council Tax Band D: £2,579.44 2026/2027  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Private driveway & un-restricted on street parking  
Broadband: Standard 13 Mbps, Superfast 80 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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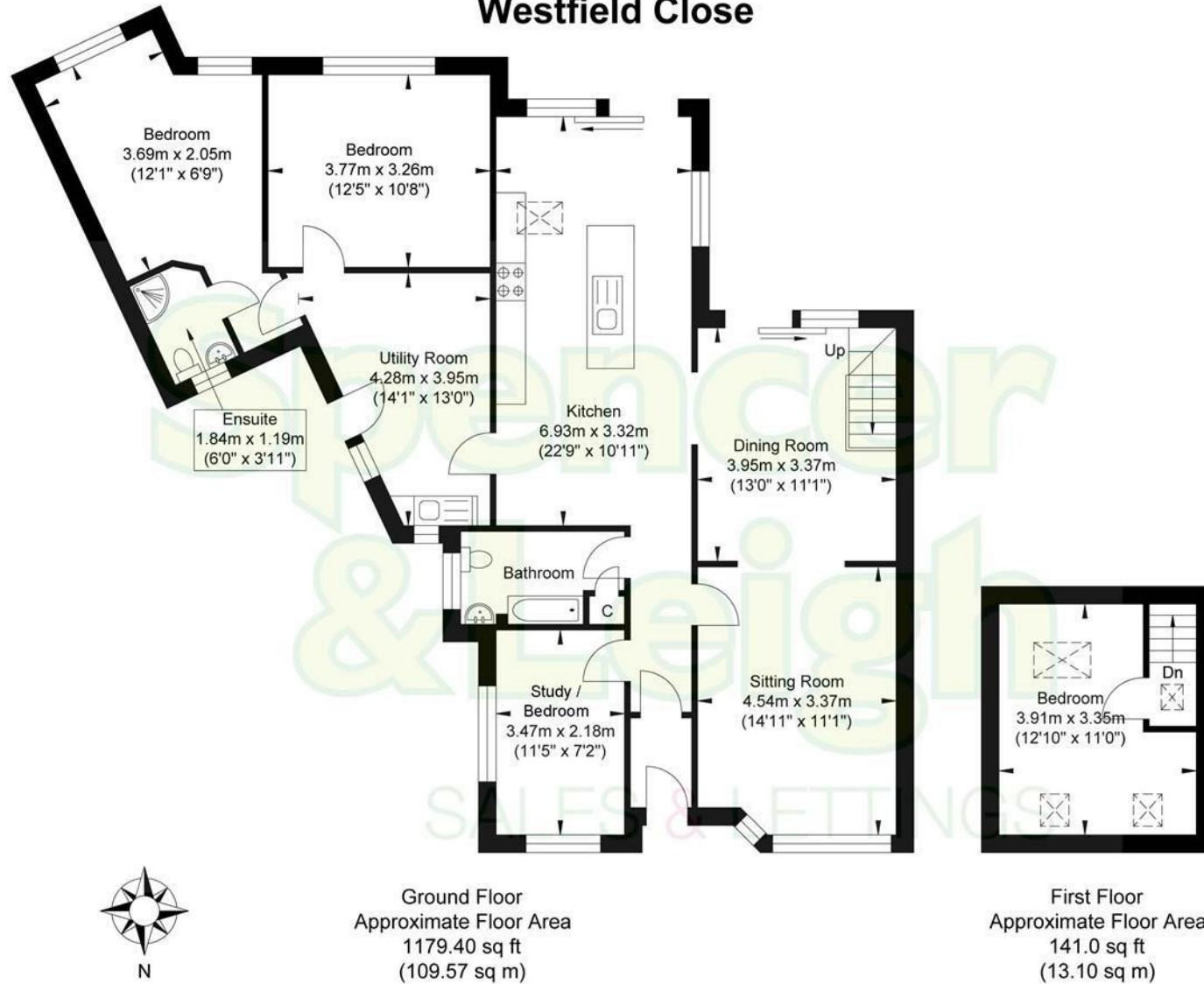


Council:- BHCC  
Council Tax Band:- D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 80        |
| (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 |           |



## Westfield Close



Approximate Gross Internal Area = 122.67 sq m / 1320.40 sq ft

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