

Sawyer & Co.
sales & lettings



Barn Rise

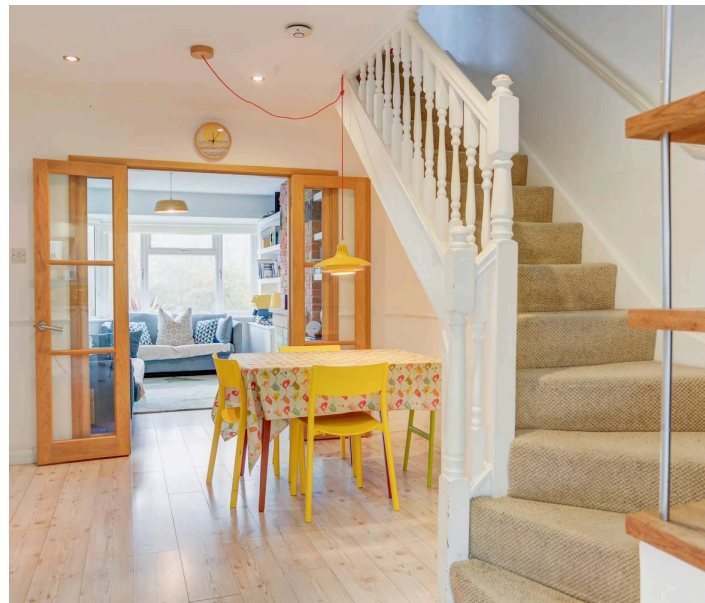
Brighton

Guide Price £550,000 - £600,000

Oaklands
Kitchen and Bathroom Specialists

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Located in the family friendly area of Westdene in Brighton, a modern THREE/FOUR BEDROOM, SEMI-DETACHED CHALET BUNGALOW, with a LARGE REAR GARDEN and fully-powered GARDEN ROOM.

This impressive family home is beautifully presented throughout and boasts a spacious living room with exposed brick detail and built-in shelving providing ample storage space. There is a contemporary style, fully-fitted kitchen/diner with a sky light and plenty of cupboard and countertop space. This lovely home provides flexible accommodation options with one bedroom on the ground floor and a study that has potential to be used as a fourth bedroom. The property has a strikingly tiled, bright bathroom with a shower over bath.

Upstairs, there are a further two bedrooms with the larger benefiting from convenient built-in storage and a good-sized ensuite shower room.

This attractive homes features a large, thoughtfully-arranged tiered garden. Stepping out to the garden via the kitchen there is a decked area perfect for outdoor dining, this leads up to the excellently-kept lawned area. At the top of the garden there is a sizable, fully-powered garden room, this space is exceptionally versatile and could be used as a gym, office or bar with an additional decked space offering far reaching views.

Planning permission has been obtained to erect a first floor extension and rear dormer, side hip to gable and replacement front dormer.

<https://publicaccess.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>



In the Local Area

This extremely sort after location has easy access to the South Downs, a variety of golf courses and the Three Cornered Copse all close at hand and offering an abundance of outdoor space, while Withdean Sports Complex is within easy reach covering a range of activities from power yoga to tennis.

Barn Rise offers a variety of superstores, while behind Hove Park a Waitrose superstore offers further choice for shoppers. Nearer to home, Valley Drive and Eldred Avenue offer local amenities and a drive along Dyke Road Avenue takes you to the popular shops, bars and restaurants of Seven Dials.

This property benefits from easy access to the A27 and is approximately a mile from Preston Park train station with its convenient mainline links to London and Gatwick. Regular bus services travel across the city and up to Devil's Dyke with its long walks and panoramic views.

Wickwoods Country Hotel and Spa sits at the foot of the South Downs and Barn Drive benefits from easy routes to Glyndebourne Opera House and Brighton and Hove Albion's Amex stadium. Local schools include Westdene Primary School, Little Angels Day Care Nursery, St. Bernadette's RC Primary School and Dorothy Stringer School and the A27 offers easy access to Brighton University.



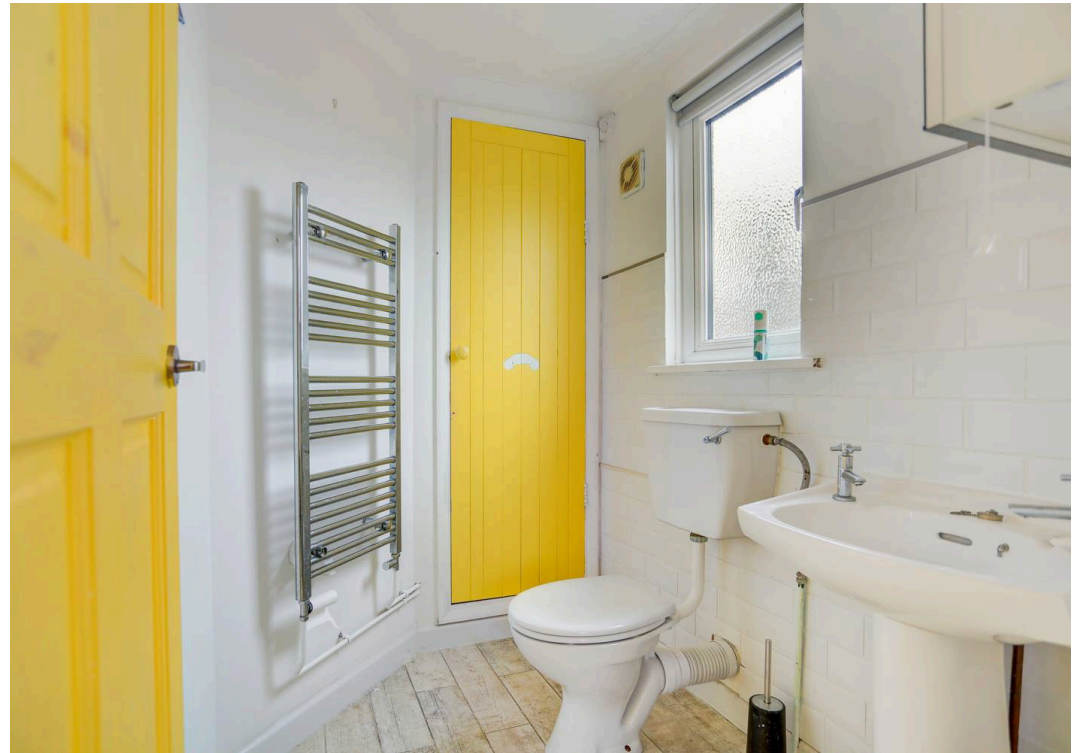
At the moment Barn Rise is not in a controlled parking zone and currently the property is in Council Tax band D which is charged at £2,579.44 for 2026/27. EPC rating - TBC

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

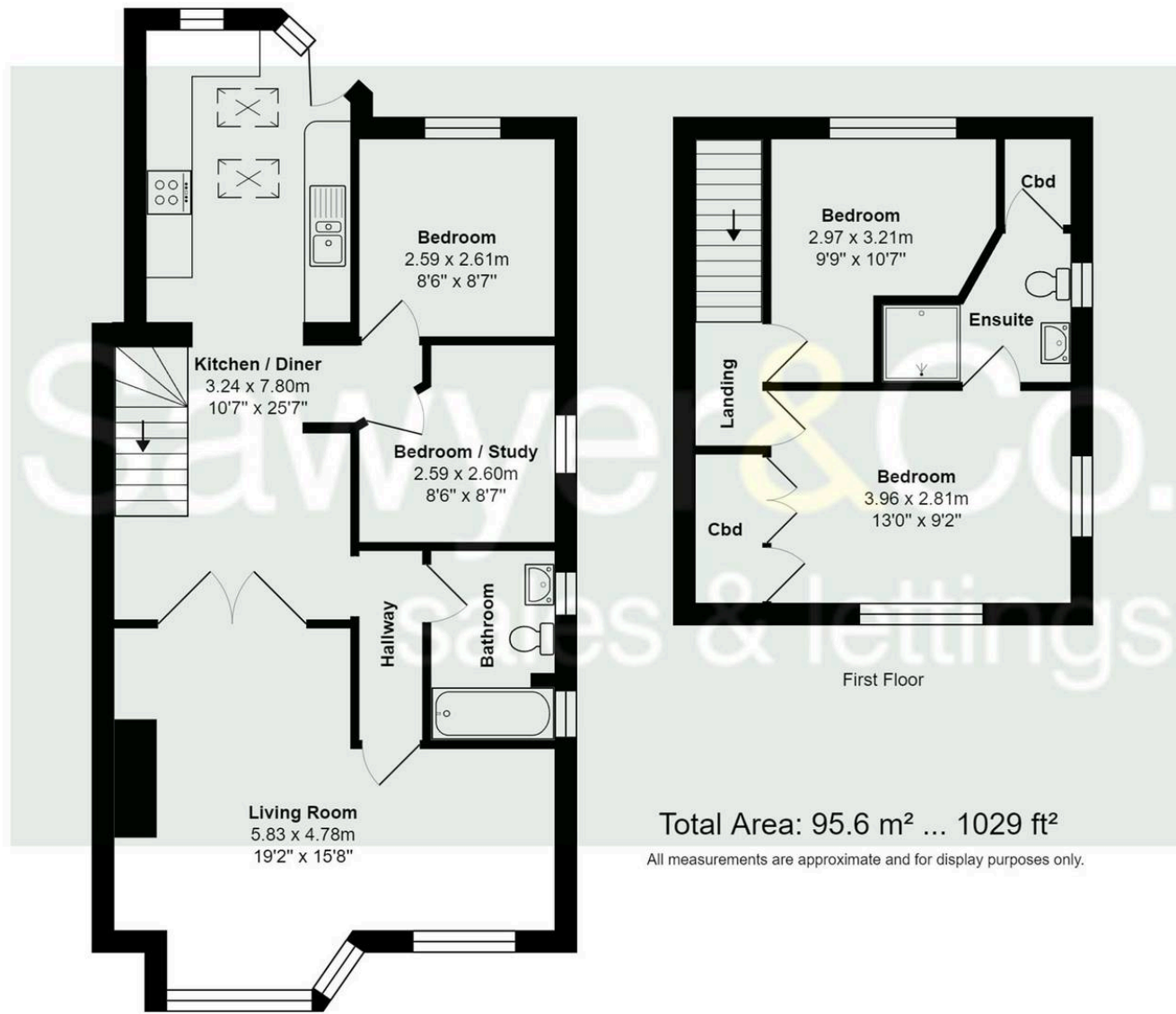
Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Ground Floor

First Floor

Total Area: 95.6 m² ... 1029 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.