

Spencer
& Leigh



66 Windmill Drive, Brighton, BN1 5HJ

66 Windmill Drive,
Brighton, BN1 5HJ

Guide Price £650,000 - £700,000 Freehold

- Detached family home
- Three good size bedrooms
- Popular location neighbouring the South Downs
- Scope to extend & improve, STNC
- 22' Living room
- Modern fitted kitchen
- No onward chain
- South facing rear garden
- Private driveway & Garage
- Internal inspection recommended

GUIDE PRICE £650,000 - £700,000

Set in this unique location bordering The South Downs and the iconic Patcham Windmill, benefiting from a private drive, garage and Southerly facing rear garden. Neighbouring homes have been extended and remodelled making this an ideal opportunity for someone to style a home to their own tastes, subject to the normal consents. The ground floor accommodation features a 22' living room, and a modern fitted kitchen that flows nicely into the extended dining area with patio doors leading to the garden. This large room is a versatile space and measures an impressive 19'8 x 19'4. Conveniently there is a ground floor cloakroom, first floor family bathroom and separate WC. All of the bedrooms are of a good size offering the new owner a spacious family home in a popular location. Outside there is a level southerly facing rear garden with a large paved patio area ideal for entertaining along with a lawn and flower bed borders. Parking is provided by a private driveway leading to the garage. Viewing highly recommended to fully appreciate the potential of this great home which is exclusive to Spencer & Leigh.

Council Tax Band F: £3,218.10 2023/2024



Brighton is something very special, a lively, cultured, sophisticated seaside town within a stones throw of the South Downs. Windmill Drive is ideally situated to take advantage of the express transport links to both Brighton and London along with nearby amenities in Patcham Old Village and Preston Park. Schools catering for all ages can be easily accessed.



Entrance
 Porch
 Entrance Hallway
 Sitting/Living Room
 23'1 x 12'1
 Kitchen/Dining Room
 19'8 x 19'4
 G/F Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 14'9 x 8'10
 Bedroom
 12'9 x 12'3
 Bedroom
 12'3 x 10'
 Family Bathroom
 Seperate WC
 OUTSIDE
 Rear Garden
 Garage
 13'9 x 9'9

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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh

Windmill Drive



Ground Floor
Approximate Floor Area
806.0 sq ft
(74.88 sq m)

First Floor
Approximate Floor Area
551.43 sq ft
(51.23 sq m)

Approximate Gross Internal Area = 126.11 sq m / 1357.43 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.