



131 Windmill Drive, Brighton, BN1 5HH

Spencer
& Leigh

131 Windmill Drive,
Brighton, BN1 5HH

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

- Detached family home
- Four first floor bedrooms
- Requires some modernisation
- Two reception rooms
- Good size kitchen
- Popular residential area backing onto open fields
- Potential to extend, STNC
- Private driveway & Garage
- No onward chain
- Exclusive to Spencer & Leigh

GUIDE PRICE £650,000 - £700,000

This charming four-bedroom detached home is located in the desirable area of Westdene backing onto open fields. The property boasts a spacious living room, a separate dining room, a kitchen, and four first floor bedrooms. While the property requires some work, it offers great potential to become a stunning family home. The property benefits from a large garden, perfect for those who love to entertain guests or enjoy outdoor activities. This property is ideal for anyone looking for a home they can put their stamp on and create a space that truly reflects their style. Parking is provided by a private driveway and garage. Don't miss the opportunity to view this wonderful property and turn it into your dream home.



Windmill Drive runs adjacent to the South Downs and is considered a sought after residential road. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.



Entrance
 Entrance Hallway
 Lounge
 16' x 11'2"
 Dining Room
 12'5 x 11'2"
 Kitchen/Breakfast Room
 15'1 x 9'
 G/f Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 16'1 x 9'3"
 Bedroom
 13' x 9'
 Bedroom
 12'3 x 11'2"
 Bedroom
 8'11 x 7'1"
 Family Shower Room
 Separate W/C

OUTSIDE
 Rear Garden

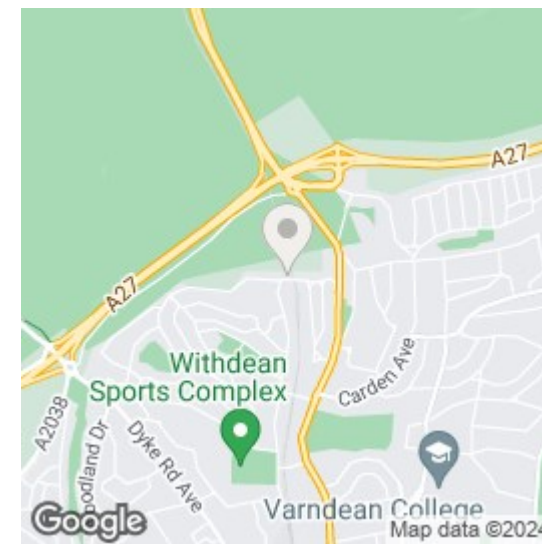
Garage
 18'6 x 9'1"

Property Information
 Council Tax Band F: £3,218.10 2023/2024
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Garage, Driveway & un-restricted on street parking
 Broadband: Standard 15Mbps, Superfast 47 Mbps, Ultrafast 1000Mbps 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.

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		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(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
781.45 sq ft
(72.60 sq m)

First Floor
Approximate Floor Area
698.57 sq ft
(64.90 sq m)

Approximate Gross Internal Area = 137.50 sq m / 1480.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.