

2 Windmill View, Patcham, Brighton, BN1 8TU

Spencer
& Leigh



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Guide Price £700,000 - £750,000 Freehold

- Spacious detached family home
- Four/Five good size bedrooms
- 18' dual aspect living room with views
- Spacious open plan kitchen/dining room
- New modern family bathroom & En suite
- Excellent condition throughout
- Large driveway & converted garage/living
- Easy access to Downland Walks
- Prominent corner plot with picket fencing
- Exclusive to Spencer & Leigh

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Occupying a prominent corner plot is this attractive, modern family home directly overlooking the South Downs. This lovely property has been the subject of recent improvement and modernisation which includes new double glazed windows, doors and central heating boiler. The kitchen has been replaced with new high gloss fitted units and built in cooking appliances with space for an American style fridge freezer. The wall has been removed between the kitchen and the dining room which has created a fantastic open space to entertain for all the family. Internally the house has been redecorated with modern colours and grey coloured carpets fitted. The former garage has been converted to provide an additional living room, ideal as an office, playroom or bedroom five. Also on the ground floor is a separate utility room accessed from the kitchen and a ground floor cloakroom. On the first floor there are four good size bedrooms with the main bedroom having a modern ensuite which has recently been replaced. The family bathroom/WC again benefits from replacement and also boasts a white modern suite. Outside there is a private driveway with off road parking for two family size cars. At the front of the property a white picket fence surrounds the boundaries along with new fencing to one side of the garden. The garden features a level lawn, paved patio and attractive brick walls. Just across the road is a nature reserve which directly accesses the South Downs where grazing sheep can often be seen. This lovely home really must be viewed to be fully appreciated. Exclusive to Spencer & Leigh.



Windmill View is a sought after area and ideally situated for all amenities including local schools for all age groups, shops as well as some larger stores such as M&S food, Pets at Home and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance
 Entrance Hallway
 Living Room
 17'7 x 17'5
 Kitchen/Dining Room
 27'11 x 10'6
 Utility Room
 8'4 x 5'9
 Office
 11'3 x 8'4
 G/f Cloakroom/WC
 Stairs rising to First Floor

Bedroom
 13'8 x 10'0
 En-suite Shower/WC

Bedroom
 13'8 x 8'5

Bedroom
 11'6 x 9'4

Bedroom
 10'1 x 8'8

Family Bathroom

OUTSIDE

Rear Garden

Property Information

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

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Driveway & un-restricted on street parking

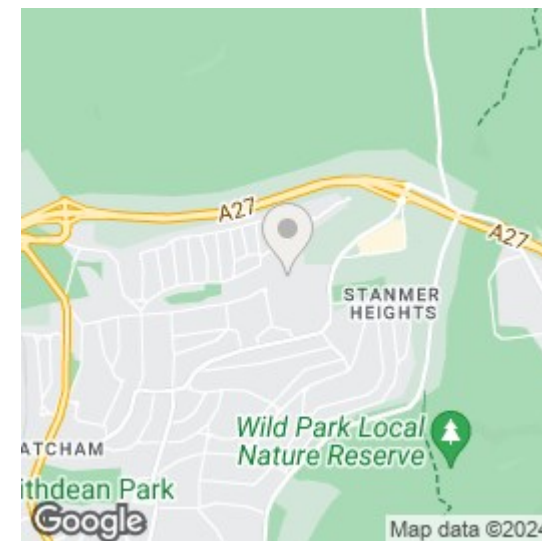
Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

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.

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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		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Windmill View



Ground Floor
Approximate Floor Area
778.98 sq ft
(72.37 sq m)

First Floor
Approximate Floor Area
641.52 sq ft
(59.60 sq m)

Approximate Gross Internal Area = 131.97 sq m / 1420.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.