

Spencer  
& Leigh



5 Windmill View, Patcham, Brighton, BN1 8TU

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Guide Price £675,000 - £700,000 Freehold

- Detached Four Bedroom Family Home
- Moments from the South Downs National Park
- No Ongoing Chain
- Favoured Quiet Cul-De-Sac
- Bright & Flexible Attic Space
- En-Suite Bathroom and further "SteamPod" Shower Room
- Parking for Multiple Vehicles
- Additional internally accessed Garage
- Backing onto Open Fields/Parkland
- Exclusive to Spencer & Leigh

GUIDE PRICE £675,000 - £700,000

On the border of the South Downs National Park is Windmill View, a Charming array of properties built in the 90s & set within the very heart of Patcham. This particular Detached Home offers bright & versatile living space with room for all the Family and is offered for Sale with the benefit of No-Onward Chain! As you step inside, you are greeted by a huge multipurpose reception room, perfect for entertaining guests, relaxing or dining with your loved ones. The Kitchen and Utility room overlook the mainly laid-to lawn Rear Garden with Stunning Slate Feature Wall surrounds.

Boasting Four inviting Bedrooms on the First Floor, with an En-Suite Bathroom to the Principal Bedroom and a further plush 'Steam-Pod' Shower Room for the Family, ample space exists for all.

Rather uniquely, one of the highlights of this property is the huge attic area, flooded with natural light, making it an ideal space for a home office or a creative artist's sanctuary. Imagine the endless possibilities this space holds for you to explore your passions and hobbies! Being situated on the outskirts of the picturesque South Downs National Park, you can enjoy the tranquillity and beauty of nature right at your doorstep. Whether it's a leisurely stroll or a more adventurous hike, the stunning surroundings offer a perfect escape from the hustle and bustle of the City, whilst fantastic local amenities are only a stone's throw away! With parking available for multiple vehicles and a further internally accessed Garage. This property should be very high on your Viewing Wish List! Boasting spectacular views, adding to the overall charm and appeal of this lovely home you need to call Spencer & Leigh today to not miss out!



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  
 Lounge  
 31'5 x 12'3  
 Kitchen  
 13' x 9'1  
 Utility Room  
 7'4 x 5'8  
 Conservatory  
 14'3 x 6'2  
 G/f Cloakroom/WC  
 Stairs rising to First Floor

Bedroom  
 16'2 x 14'1  
 En-suite Steam Room/WC

Bedroom  
 15'8 x 8'9

Bedroom  
 10'5 x 9'

Bedroom  
 10'5 x 6'11

Family Bathroom/WC

Loft Room  
 24'11 x 14'1

OUSIDE

Rear Garden

Garage  
 17'8 x 8'6

Property Information

Council Tax Band F: £3,377.19 2024/2025

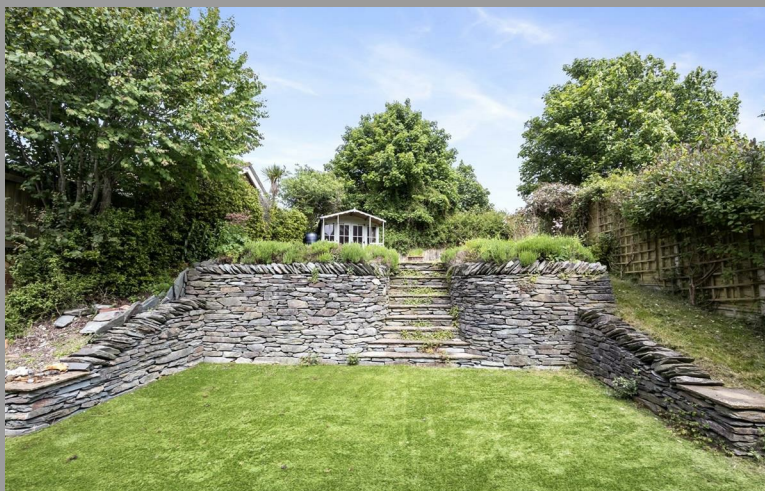
Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Driveway and un-restricted on street parking

Broadband: Standard 5Mbps, Superfast 56Mbps & 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.



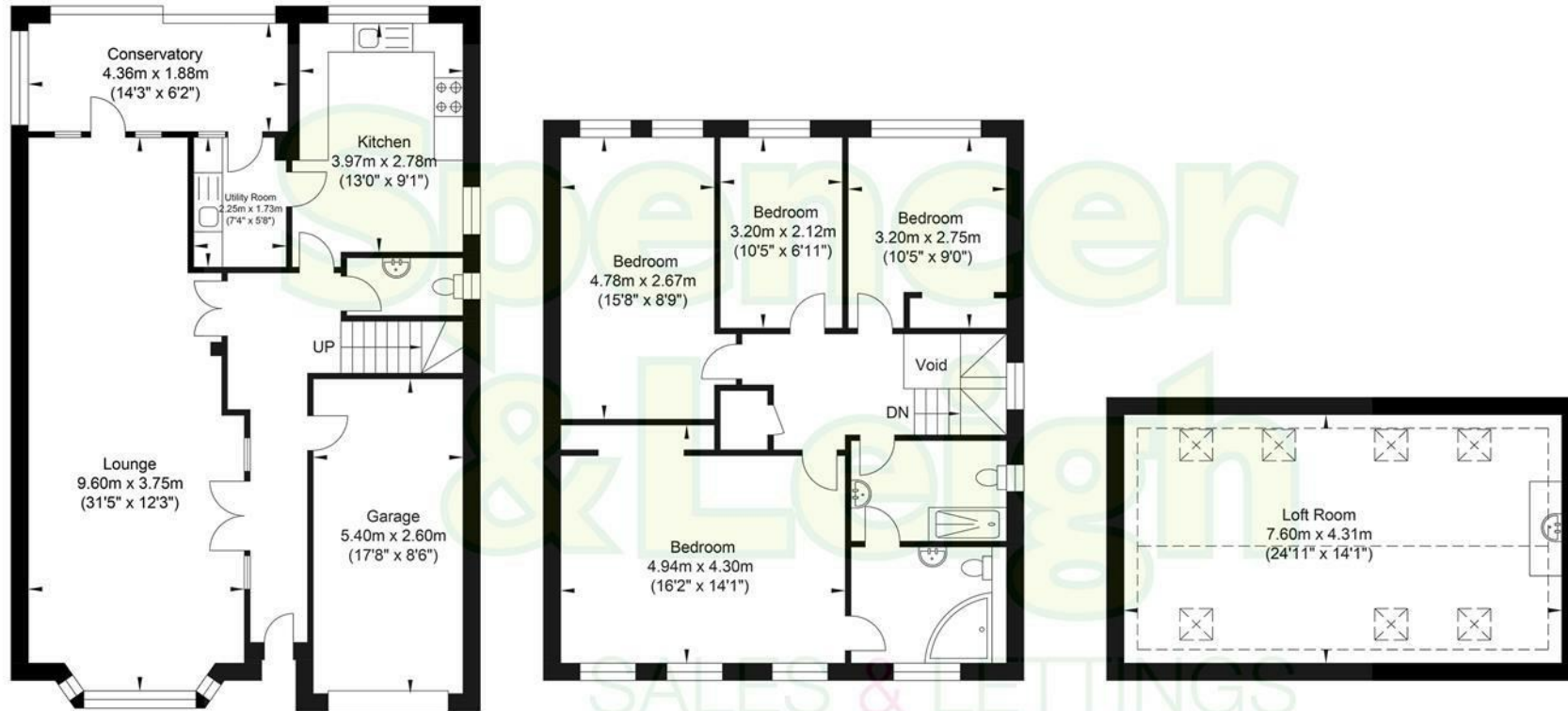
Council:- BHCC  
 Council Tax Band:- F

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Windmill View



Ground Floor  
Approximate Floor Area  
923.54 sq ft  
(85.80 sq m)

First Floor  
Approximate Floor Area  
759.82 sq ft  
(70.59 sq m)

Loft Room  
Approximate Floor Area  
352.62 sq ft  
(32.76 sq m)

Approximate Gross Internal Area = 189.15 sq m / 2035.99 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.