



48, Millcroft, Brighton, BN1 5HD

Spencer  
& Leigh

48, Millcroft,  
Brighton, BN1 5HD

Offers In Excess Of £800,000 - Freehold

- Detached extended family home
- Arranged over three levels
- Five good size bedrooms
- 18' Bay fronted living room
- 20' Kitchen leading to a 14' dining/family room
- One bathroom & one shower room
- Decked & lawn rear garden
- Panoramic views over Brighton
- Private driveway & parking
- Viewing highly recommended

A unique opportunity to purchase a beautifully presented five bedroom family home arranged over three levels with a private driveway, garage and panoramic views towards Brighton. On the ground floor there is an 18' stylish dual aspect living room finished to a high specification as is the property in its entirety. The modern white kitchen equipped with integrated appliances and breakfast bar flows seamlessly into the dining/family room which in turn overlooks and leads out to the rear garden. There are two bedrooms on this floor, one currently used as a study and a family bathroom. A flight of stairs carries you down to the garden level where there is a bedroom having a large storage area and patio doors leading to a decked terrace. Rising up to the first floor are two good size bedrooms and a shower room, the main bedroom has the added benefits of a walk in wardrobe as well as those panoramic views across the city. The rear garden caters for the whole family with space to relax and entertain or simply to lounge and enjoy the sunshine. The tiered lawn area is perfect for the children to play with fenced boundaries and mature borders. Book your personal tour today via the vendors preferred agent Spencer & Leigh.



Millcroft is situated close to the glorious South Downs and is considered to be a sought after residential road. Patcham Old Village with its many amenities is nearby along with a choice of schools catering for all age groups. Travel networks in and out of the city are at hand along with Preston Park mainline railway station which is approximately one mile away.



Entrance hallway

Living room  
18'1 x 11'11

Kitchen  
20' x 9'4

Dining/family room  
14'5 x 7'11

Bedroom  
13'11 x 11'11

Bedroom  
9'4 x 8'8

Bathroom

Stairs down to garden level

Bedroom  
14'5 x 7'10

Storage  
9'2 x 4'4

Stairs from ground floor to first floor

Bedroom with walk in wardrobe  
15'1 x 9'10

Bedroom  
15'1 x 9'6

Shower room

Front garden

Rear garden

Private driveway & parking

Property Information

Council Tax Band D: £2,338.06 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

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

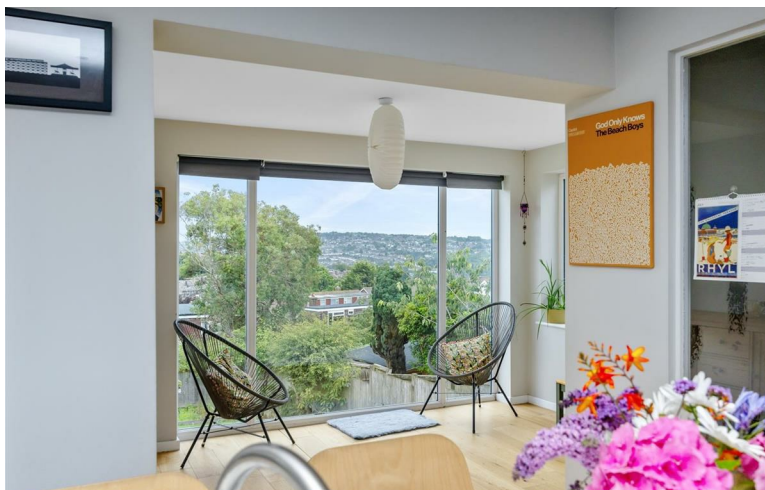
Broadband: Standard 12Mbps, Superfast 39Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Fair/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](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- D

### Energy Efficiency Rating

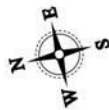
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Millcroft



Garden Level  
Approximate Floor Area  
170.06 sq ft  
(15.80 sq m)



Raised Ground Floor  
Approximate Floor Area  
987.05 sq ft  
(91.70 sq m)

First/Top Floor  
Approximate Floor Area  
482.22 sq ft  
(44.80 sq m)

Approximate Gross Internal Area = 152.30 sq m / 1639.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GDIMPACT**