

32 Windmill View, Patcham, Brighton, BN1 8TU

Spencer  
& Leigh





## 32 Windmill View, Patcham, Brighton, BN1 8TU

Guide Price £700,000 - £725,000 Freehold

- Spacious detached family home
- Four good size bedrooms
- Two bathrooms
- Extended ground floor living space with orangery
- Stunning open plan kitchen/dining room
- Ground floor cloakroom
- Private driveway and integral garage
- Stunning rear garden ideal for entertaining
- Superbly presented condition
- Directly opposite the South Downs/Nature Reserve

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Located in a quiet non through road, this modern family home is directly opposite the South Downs National Park and is simply ready for the new owner to just move in and enjoy. The property is superbly presented having being extended with a stunning orangery to the rear with a bright Southerly aspect. The kitchen has been replaced with white high gloss fitted units and built in cooking appliances including fridge freezer and benefits from pleasant views out over the garden. 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 to bedrooms and wooden style flooring to living rooms. For convenience there is a ground floor cloakroom and an internal door which provides access to the integral garage. Some neighbouring homes have converted the garage to provide an additional living room/bedroom should it be required. On the first floor there are four good size bedrooms with the main bedroom having a modern ensuite in addition to the family bathroom/WC which are fitted with white modern sanitary ware. Outside there is a private driveway with off road parking for two family size cars. and access to the integral garage. The garden has been considerably improved and features a level lawn, paved patio with glass balustrade and attractive brick built retaining 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  
Sitting Room  
15'8 x 12'5  
Kitchen/Dining Room  
24'3 x 9'10  
Orangery  
11'9 x 8'6  
G/f Cloakroom  
Stairs rising to First Floor

Bedroom  
13'9 x 11'1  
Bedroom  
13'1 x 12'5  
En-suite Shower/WC

Bedroom  
12'5 x 9'2  
Bedroom  
11'1 x 8'6  
Family Shower Room/WC

OUTSIDE  
Rear Garden

Garage  
13'1 x 8'6  
Property Information  
Council Tax Band E: £2,857.63 2024/2025  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Garage, driveway and un-restricted on street parking  
Broadband: Standard 6Mbps, Superfast 66 Mbps, 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.

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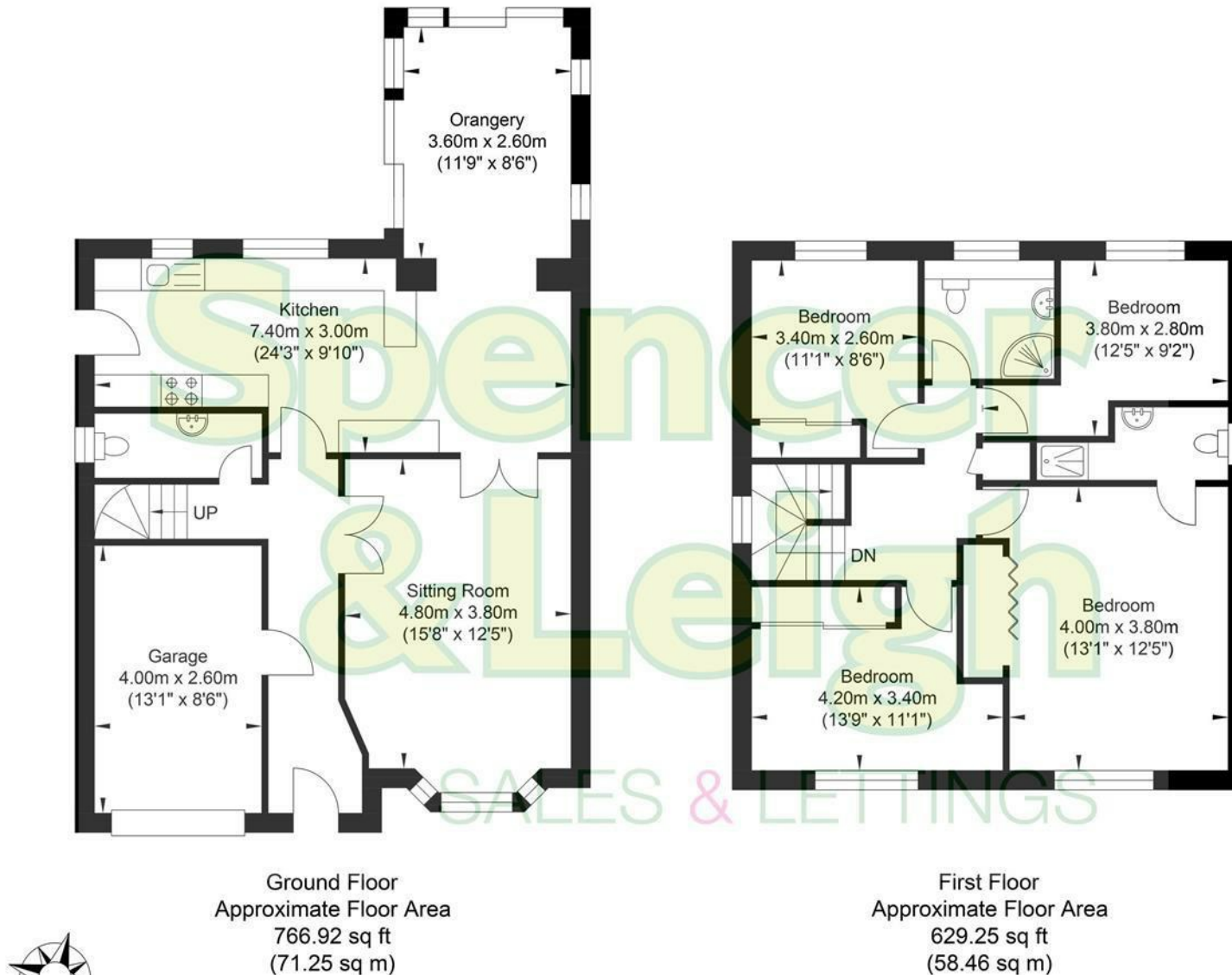


Council:- BHCC  
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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



Approximate Gross Internal Area = 129.71 sq m / 1396.18 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.