

5 Mill Rise

Brighton, BN1 5GD

Guide price £550,000

Presenting this charming two/three-bedroom detached home situated in the sought-after Westdene location, just a short stroll from captivating National Trust country walks. Conveniently located near local shops and the esteemed Westdene Primary School, this residence boasts a welcoming entrance hall with ample storage, a front living room with a sizable picture window and access to a south-west facing roof terrace providing panoramic views of Westdene. The fitted kitchen opens to the side, and there's a separate W.C. adjacent to the family shower room.

The master bedroom, adorned with built-in wardrobes, faces the front, while bedroom two offers a side window, and bedroom three/living room enjoys a delightful garden outlook. With the potential for loft and rear extensions, subject to necessary planning consents, this property offers exciting possibilities.

Step into the expansive rear garden, predominantly laid to lawn with mature side borders. The front features a private driveway leading to an integral garage and a meticulously landscaped lawned area. This vacant and chain-free property is an ideal canvas to personalize and make your own.



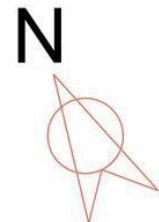
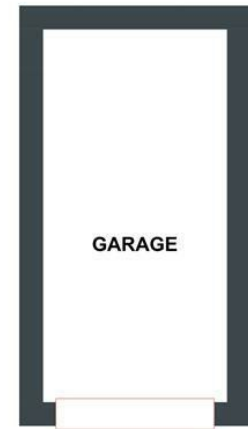
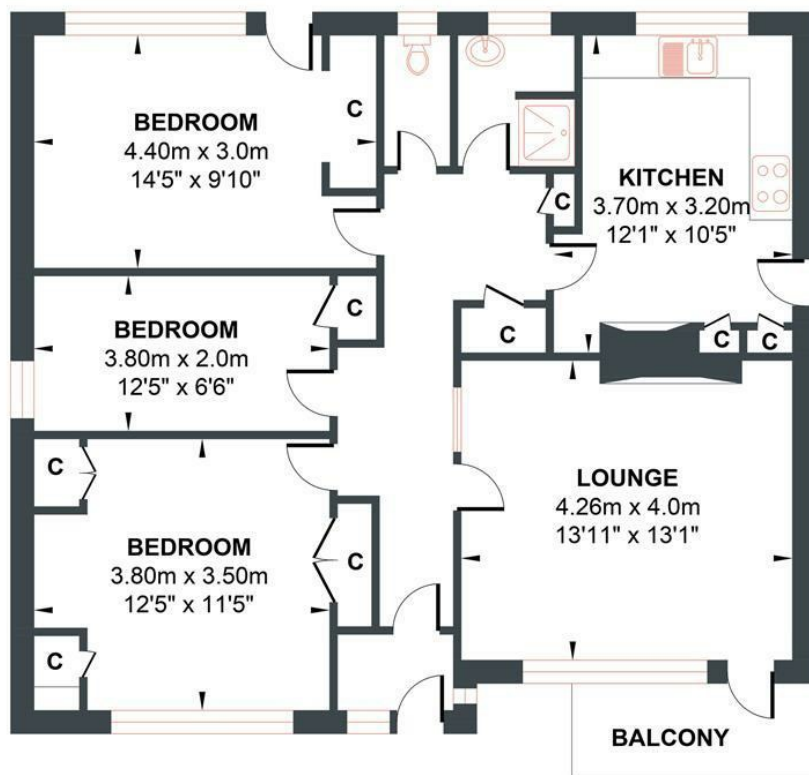
- Detached
- Three Bedrooms
- Shower Room
- Roof Terrace With Views
- Private Driveway & Garage
- Chain Free
- Separate W.C
- Front Living Room
- Close To Open Countryside
- Potential To Extend

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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Approximate Gross Internal Area (Excluding Garage) = 81.98 sq m / 882.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
882.42 sq ft
(81.98 sq m)

Approximate Floor Area
122.70 sq ft
(11.40 sq m)

