



33 Old Mill Close  
Brighton, BN1 8WE

Guide price £850,000

Generously proportioned and offering versatile living space across two floors, this home also presents exciting potential for extension—whether over the garage, into the loft, or at the rear (subject to planning permissions).

Upon entering, you're welcomed by a spacious hallway leading to a bright, dual-aspect formal dining room, which could also serve as a fourth bedroom. The separate living room, featuring a beautiful bay window, flows seamlessly through double doors into the level rear garden. The fully fitted kitchen and breakfast room is bathed in natural light from a large side window, while the spacious conservatory provides a tranquil retreat with picturesque views of the garden. A convenient shower room with a W.C. completes the ground floor.

Ascending via a wide staircase, the first floor boasts a generous landing, three well-proportioned double bedrooms, and a stylish family bathroom.

The west-facing rear garden is a true highlight, offering a delightful mix of lawned areas, mature borders, and fruit trees. A decked terrace at the rear is perfect for alfresco dining, while a low-maintenance gravelled section adds further appeal. Side access on both sides enhances practicality.

At the front, a beautifully landscaped garden complements the private driveway, which provides off-street parking alongside a garage equipped with power and lighting.

This sought-after location benefits from excellent amenities within walking distance, including a gastro pub and bakery. Withdean Stadium and Park, offering gym and sports facilities, are just a short drive away, while Preston Park—with its playground, velodrome, and vibrant festival events—is only five minutes from your doorstep. Well-served by bus routes, the property enjoys easy access to the city's cultural hotspots, the North Laine, and the seafront, as well as convenient links to the A23/A27 and the stunning South Downs National Park.

A rare find in a prime location—early viewing is highly recommended!

- Detached House

▪ Private Driveway & Garage

▪ Kitchen Breakfast Room

▪ Good Size Family Bathroom

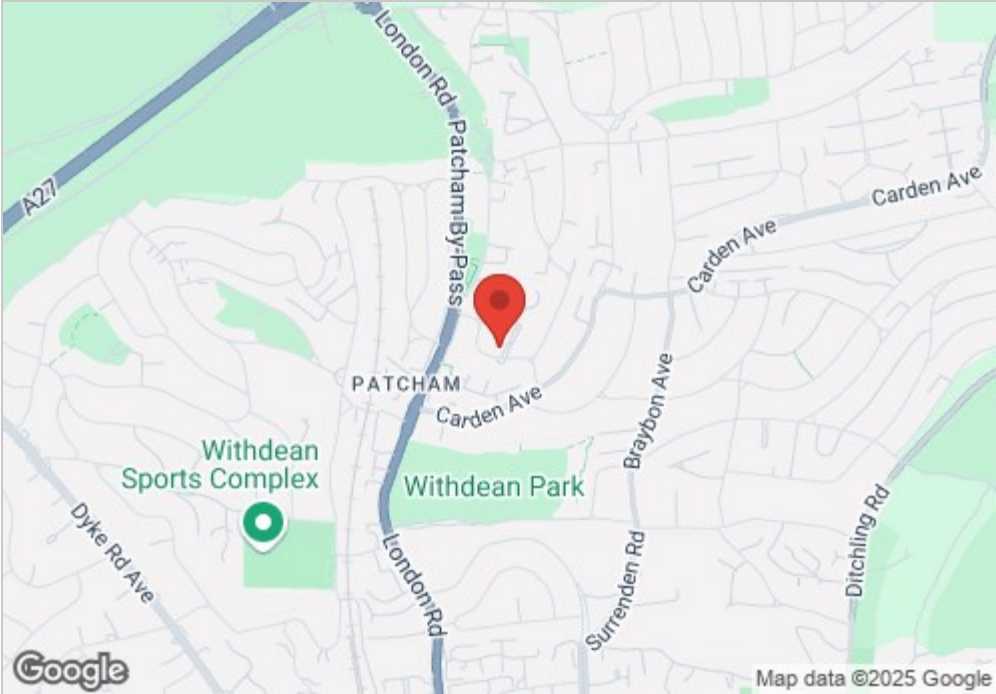
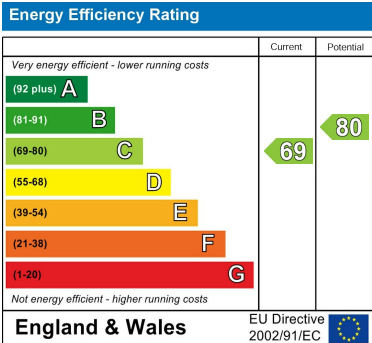
▪ Sought After Close
- Large West Facing Rear Garden

▪ Two Reception Rooms

▪ Conservatory With Lovely View Of The Garden

▪ Potential To Extend

▪ Close To Shops & Schools



OLD MILL CLOSE

Approx. Gross Internal Floor Area 136.74 sq m / 1471.85 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

