



Windmill Drive, Brighton, BN1 5HH

welcome to

Windmill Drive, Brighton

A bright & spacious 3 bedroom detached family home with a large rear garden backing onto the South Downs, garage & a superb finish throughout. The house also features flexible living space and with the third reception room doubling up as a 4th bedroom on the ground floor with en-suite shower room.



Set back from the main road and occupying an elevated position on Windmill Drive, you will find this attractive detached family home nestled on the edge of The South Downs with numerous downland pathways for walking and cycling.

The ground floor accommodation comprises of a spacious hallway, south-facing lounge, separate dining area, and modern kitchen.

With a view over the front terrace, bedroom 4 has its own en-suite shower room; so it can be used as a guest room, or as an office, or as a third reception room.

The first floor has three further bedrooms, and a family bathroom with bath and shower.

Outside you have a garage to the front and a good size rear garden looking out over the South Downs.



Total floor area 132.8 sq.m. (1,429 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Location

Windmill Drive is situated in the highly sought after Westdene area of Brighton.

Green Ridge with its windmill is two minutes up the road, from which walkers can access the South Downs National Park for woodland walks on Coney Hill and to explore the open meadows adjoining Waterhall which lead up to Devil's Dyke. Ditchling Beacon is on the horizon.

The area has a wealth of good local schools which cater for all age groups and includes the popular Westdene primary school. Westdene Green and the local nature reserve can be found within a short walk from the property, along with the popular Coney Wood, Patcham Peace garden and Withdean Park.

Patcham Old Village is a ten-minute walk away, where you will find a range amenities including a Post Office, bakery, supermarket, restaurants, take-aways and a café. Westdene and Withdean also offer local shopping parades, and the nearby Withdean sport complex with its Leisure Centre.

Bus 5/5A gives access to Brighton City Centre via London Road while bus 27 runs from Withdean's Park and Ride (free parking) at the Leisure Centre via Dyke Road to the shops around Churchill Square. There are also excellent commuter links on to the A23 & A27 and Preston Park station (within 1.5 miles away).

Key Information

Schools

Primary: Westdene Primary School - 0.6 miles, Patcham Infant School - 0.8 miles, Patcham Junior School 0.8 miles, St Bernadette's Catholic Primary School - 1.5 miles, Carden Nursery & Primary School - 1.7 miles, Balfour Primary School - 2.1 miles, Balfour Junior School - 2.1 miles, Stanford Infant School - 2.4 miles, Stanford Junior School - 2.5 miles, Hertford Infant School - 2.7 miles, Hertford Junior School - 3.1 miles.

Secondary: Patcham High School - 1.0 miles, Vardean College - 1.7 miles, Downs View Link College - 1.7 miles, Dorothy Stringer School - 2.0 miles, Vardean School - 2.2 miles, Cardinal Newman Catholic School - 2.4 miles, Blatchington Mill School - 2.7 miles, BHASVIC College - 3.0 miles.

Train Stations

Preston Park Station - 1.5 miles
 London Road Station - 2.8 miles
 Hove Station - 3.1 miles
 Brighton Mainline Station - 3.2 miles

Amenities

Eldred Avenue Shopping Parade - 0.4 miles
 Patcham Village - 0.6 miles
 Ladies Mile Road Shopping Parade - 0.7 miles
 Wilmington Parade Shops - 1.2 miles
 Woodbourne Avenue Shops - 1.4 miles
 Sainsbury's Local (Carden Avenue) - 1.7 miles
 Waitrose (Nevill Road) - 1.9 miles
 M&S Simply Food (Carden Avenue) - 2.2 miles
 Asda Superstore (Hollingbury) - 2.4 miles
 Fiveways Shopping Parade - 2.4 miles
 Seven Dials Shopping Parade - 2.9 miles
 Pavilion Retail Park (Lewes Road) - 3.4 miles
 Churchill Square Shopping Centre - 4.1 miles

Main Roads

A23/A27 road network within 5 minutes' drive.

welcome to

Windmill Drive, Brighton

- DETACHED FAMILY HOUSE WITH GARAGE
- FOUR DOUBLE BEDROOMS
- LOUNGE & SEPARATE DINING AREA
- MODERN KITCHEN
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- FRONT TERRACE & TIERED REAR GARDEN LEADING ONTO THE SOUTH DOWNS
- GAS CENTRL HEATING & NEW WIRING THROUGHOUT
- FAR REACHING VIEWS TOWARDS BRIGHTON SEAFRONT

Tenure: Freehold EPC Rating: C

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP105596 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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