



**Durrington Court, Mill Rise, Brighton, BN1 5GR**

**welcome to**

**Durrington Court Mill Rise, Brighton**

A spacious two double bedroom apartment located on the top floor of this low-rise purpose-built block in Westdene. The property consists of a spacious entrance hall, dual aspect living room, separate kitchen, two double bedrooms, bathroom, and garage to the rear of the building.



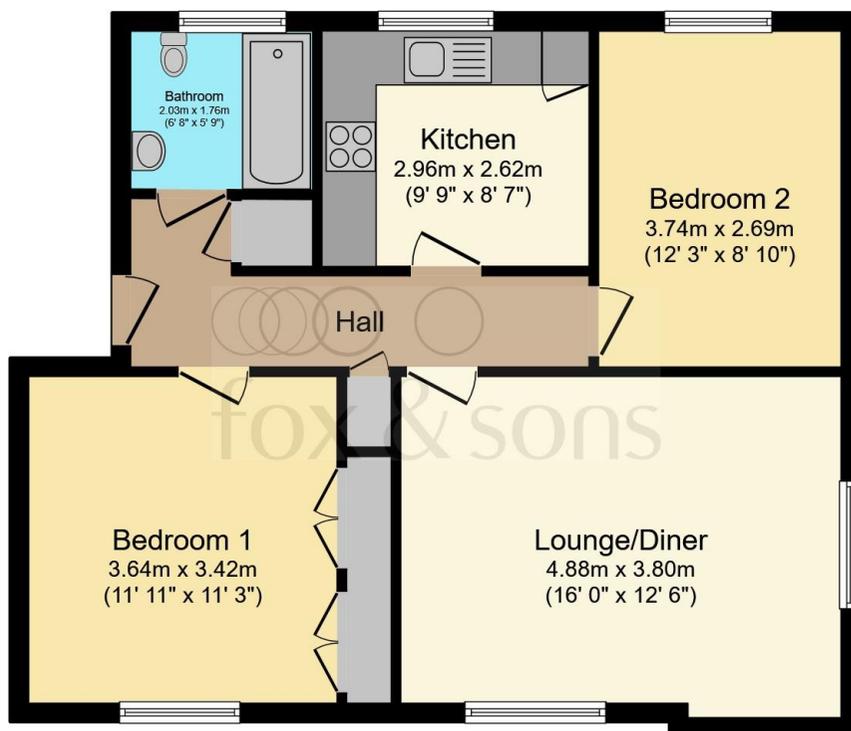
Welcome to your new home, a well-presented top floor flat that perfectly blends modern living with comfort and convenience. This delightful property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The heart of the home is the dual aspect lounge, where natural light floods in from both sides, creating an inviting atmosphere perfect for entertaining or unwinding after a busy day.

Step into the separate kitchen, designed for practicality without compromising on style. Equipped with contemporary fixtures and plenty of storage space.

One of the standout features of this property is its private garage and off-road parking in front -an invaluable addition whether you need secure parking or extra storage space.

Nestled adjacent to a large open green, this flat offers not just a home but a lifestyle. Imagine morning strolls through lush greenery or weekend picnics just steps from your door. Plus, local shops are also within walking distance.

This top floor flat is more than just a place to live; it's an opportunity to embrace modern living in a vibrant community setting.



Total floor area 63.2 m<sup>2</sup> (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Location

Mill Rise is situated in the highly sought after Westdene area of Brighton with local schools including Westdene Primary, Blatchington Mill, Patcham Juniors and Patcham high school are easily accessible making this an ideal purchase for a family. Westdene Green and the local nature reserve can be found within a short walk from the property.

Withdean sport complex is also found at the lower end of Valley Drive. The A23/A27 by-pass can be easily accessed via either Dyke Road Avenue or London Road, making this ideal for commuters wishing to travel out of the city to surrounding areas. Local shopping facilities can be found in both Mill Rise and Eldred Avenue along with local bus services which give access to Brighton city centre, Brighton seafront and famous promenade and surrounding areas.

## Key Information

### Train Stations

Preston Park Stations - 1.3 miles  
Hove Station - 2.6 miles  
Brighton Mainline Station - 2.8 miles

### Amenities

Eldred Avenue Shopping Parade - 0.2 miles  
Patcham Village - 0.9 miles  
Ladies Mile Road Shopping Parade - 1.2 miles  
Sainsbury's Local (Carden Avenue) - 1.4 miles  
Sainsbury's Local (Preston Road) - 1.5 miles  
M&S Simply Food Hall (Carden Avenue) - 1.9 miles  
Waitrose (Nevill Road, Hove) - 1.9 miles  
Asda Superstore (Hollingbury) - 2.2 miles  
Seven Dials Shopping Parade - 2.5 miles  
Brighton City Centre - 3.5 miles

### Main Roads

A23/A27 Road Network - Within a 5 minutes' drive away.

welcome to

## Durrington Court, Mill Rise, Brighton

- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- GARAGE
- SEPARATE KITCHEN
- WHITE BATHROOM SUITE
- CLOSE TO BARN RISE PLAYGROUND
- DOUBLE GLAZING & GAS CENTRAL HEATING

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 129 years from 25 Dec 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PRP106640 - 0002

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