

ELLIOTTS

70 Windmill Drive, Brighton BN1 5HJ  
Offers in Excess of £1,100,000

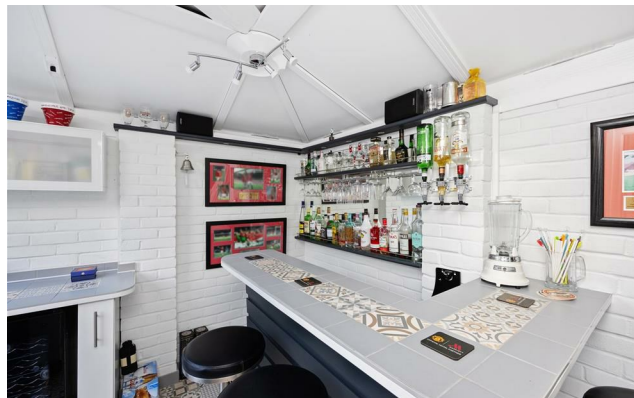
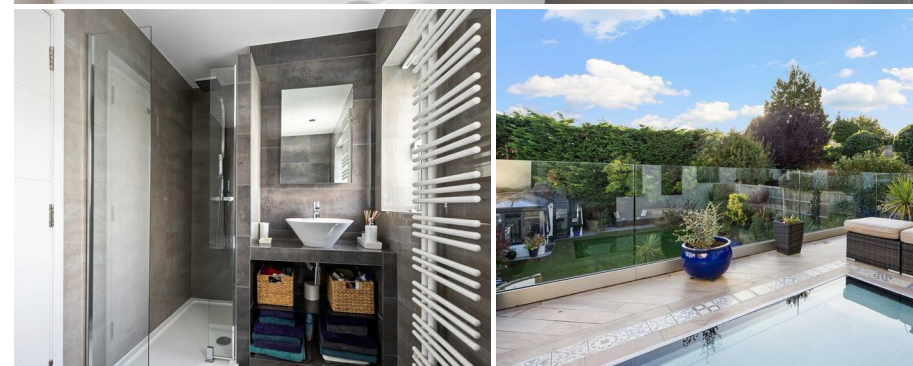




# 70 Windmill Drive Brighton, BN1 5HJ

ELLIOTTS are delighted to offer this FABULOUS CONTEMPORARY HOME, IMMACULATELY PRESENTED and with accommodation extending to around 200 Square Metres/c2160 Square Feet, LUXURIOUSLY APPOINTED with a HOST OF FEATURES THROUGHOUT, VERSATILE LAYOUT to suit a number of different configurations, Secluded Landscaped garden plus GARDEN ROOM and FULL WIDTH REAR BALCONY, highly sought after Westdene district of Brighton.

Offers in excess of £1,100,000



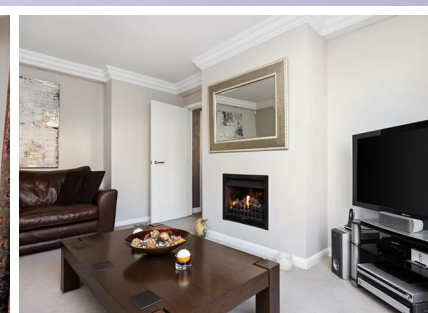
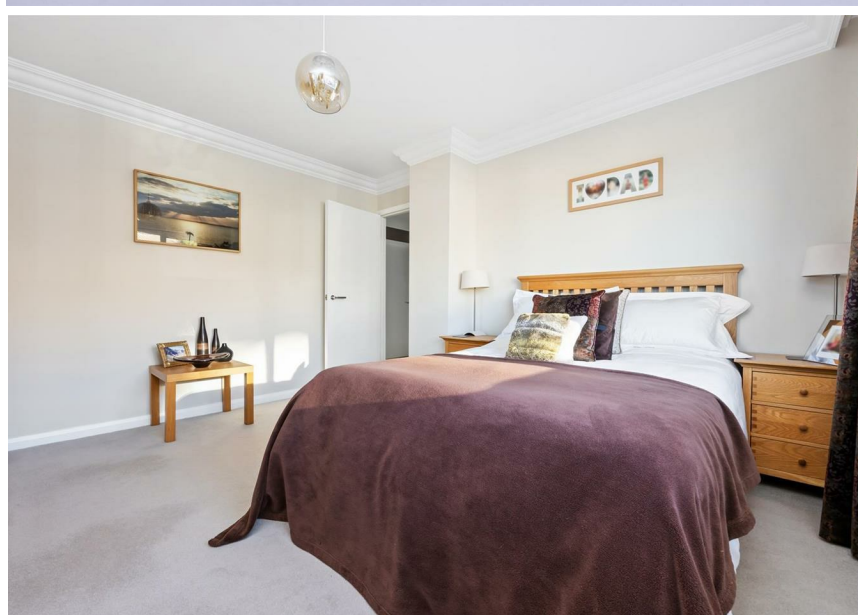
- Fabulous Contemporary Home
- Host Of Modern Features
- Full Width Rear Balcony
- Sought After Westdene District
- Stunning Main Bedroom Suite
- 200 Sq Metres/c2160 Sq Ft
- Secluded Garden with Garden Room
- Feature Rear Open-Plan Kitchen/Family Room
- Immaculately Presented
- Versatile Layout



This quite outstanding detached residence has been transformed into a large contemporary home, with spacious accommodation over three floors extending to an impressive 200 square metres/c2160 square feet. Whilst having up to five bedrooms, the layout offers versatility for different configurations, and a particular feature is a stunning top floor suite, with bathroom plus huge bedroom area, Juliet balcony and great views.

There is a cosy separate front lounge, but perhaps the signature area is to the rear of the house, which is a large open plan living space with superb kitchen area with centre island and Corian worktops, family and dining areas, Aluminium bi-fold doors with battery operated blinds leading directly to outside, and with walk on sky lights above.

With a clear eye for detail, features such as underfloor heating to the bathrooms and rear living area, chrome electrical fittings, and mood lighting all add to its modern feel and the house is immaculately presented.



Outside, a front resin driveway provides off road parking for two cars, whilst to the rear the garden is level and secluded, and includes such features as a sunken fire pit with built-in gas fire, exterior lighting plus a garden room which is set up as a bar, making it the ideal environment for entertaining. Unusually, there is the added benefit of a full width rear balcony.

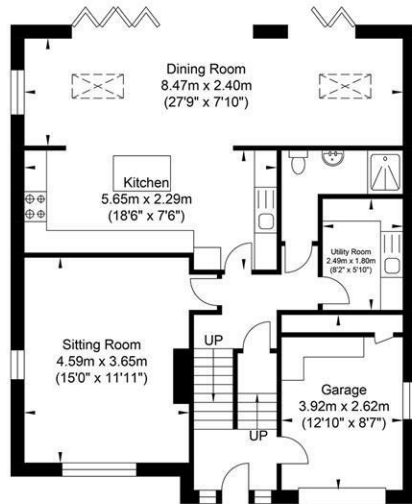
Internal inspection is a must to appreciate this fabulous contemporary home.



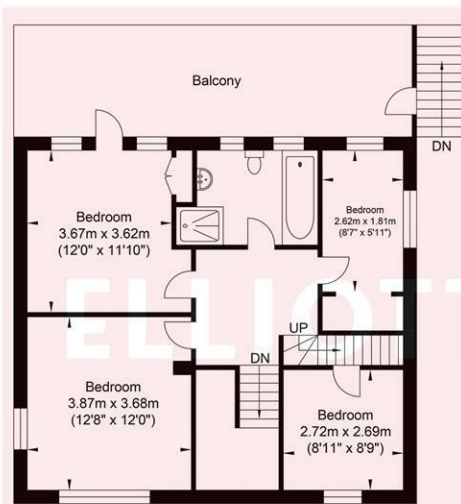
café  
**Service**

## Floorplan

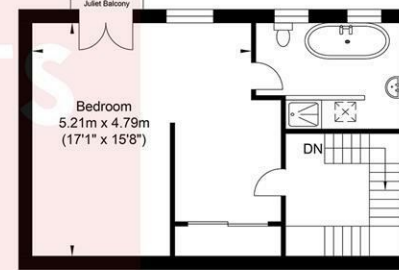
# Windmill Drive



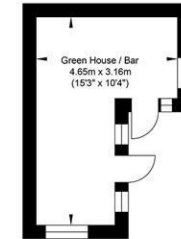
Ground Floor  
Approximate Floor Area  
895.01 sq ft  
(83.15 sq m)



First Floor  
Approximate Floor Area  
687.06 sq ft  
(63.83 sq m)



Second Floor  
Approximate Floor Area  
462.84 sq ft  
(43.0 sq m)



Outbuilding  
Approximate Floor Area  
115.49 sq ft  
(10.73 sq m)

Approximate Gross Internal Area = 200.71 sq m / 2160.42 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL  
Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk