



HAMLYN SMITH

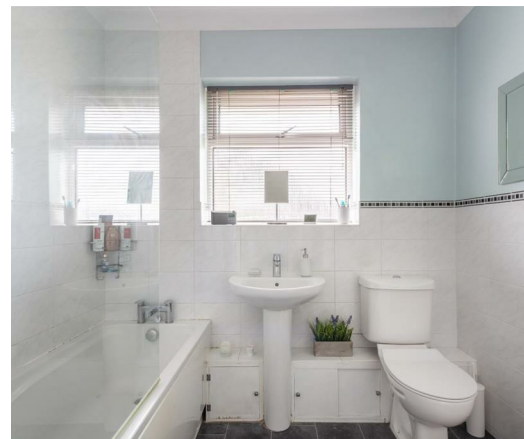
GUIDE PRICE £500,000 - £550,000

MILL RISE, BRIGHTON

3 BEDROOMS
2 RECEPTIONS
1 BATHROOM

GUIDE PRICE £500,000 - £550,000 | Nestled in the desirable residential area of Westdene, Brighton, this charming semi-detached bungalow offers a wonderful opportunity for family living. With three well-proportioned bedrooms, this property spans approximately 818 square feet and is presented in good condition, making it an ideal choice for those seeking a comfortable home.

- Three spacious bedrooms
- Bright lounge with bay window
- Modern kitchen/breakfast room
- Conservatory overlooking garden
- Front and 55' rear garden
- Garage with own driveway
- Potential to extend into loft
- Close to schools and shops







Main area: Approx. 91.6 sq. metres (986.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



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Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, featuring a lovely uPVC double glazed bay window that fills the room with natural light. The kitchen/breakfast room is a delightful space, measuring 13' x 9', and is equipped with a range of modern wall and floor units, as well as ample room for a dining table. The adjoining conservatory, measuring 15' x 9', provides a serene spot to relax while overlooking the beautifully landscaped rear garden.

The bungalow boasts a well-appointed bathroom, complete with a panelled bath and a shower, ensuring convenience for the whole family. Each of the three bedrooms is fitted with uPVC double glazing, enhancing energy efficiency and comfort. The property also benefits from gas central heating and ample storage options throughout.

Outside, the front garden is neatly maintained, while the rear garden, approximately 55 feet in depth, features a brick-paved patio and lush lawn areas, perfect for outdoor entertaining or family activities. A garage and driveway provide additional convenience.

Located on the northern outskirts of Brighton and Hove, this property is within easy reach of local shops, schools, and excellent transport links, including bus services and the mainline train station, which offers quick access to London. With potential for extension into the roof, subject to necessary permissions, this bungalow presents a fantastic opportunity to create your dream home in a sought-after location.

HOVE

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