

Spencer
& Leigh



54 Windmill Drive, Westdene, Brighton, BN1 5HJ

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Guide Price £875,000 - £925,000 Freehold

- Stylish detached family home with modern interior
- Four spacious double bedrooms, all on the first floor
- Main bedroom with dressing room & en-suite bathroom
- Generous living room overlooking the rear garden with bi-fold doors
- 29' dual aspect kitchen/dining room with island unit & bi-fold doors
- Modern fitted kitchen units with built in appliances, perfect to entertain
- Ground floor cloakroom, additional family bathroom on the first floor
- Off street parking for up to three vehicles on block paved driveway
- Directly opposite open Downland with lovely views
- No ongoing chain, exclusive to Spencer & Leigh

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Directly opposite open Downland in Windmill Drive, Brighton, this modern contemporary styled detached family home offers an exceptional living experience. Spanning an impressive 1,758 square feet, the property boasts four spacious double bedrooms, ensuring ample space for family and guests alike. The main bedroom is a true retreat, featuring a dressing room and an ensuite bathroom, providing both comfort and privacy.

The heart of the home is undoubtedly the generous living room, perfect for relaxation and entertaining. Additionally, there is a versatile study that can easily serve as a fifth bedroom, catering to your family's needs. The ground floor cloakroom adds convenience for both residents and visitors.

One of the standout features of this property is the expansive 29-foot kitchen dining room, which is bathed in natural light thanks to bi-fold doors that open directly onto a decked patio space and the level lawned rear garden. This seamless connection between indoor and outdoor spaces is ideal for family gatherings and summer barbecues, all while enjoying views.

For those with vehicles, the property offers off-street parking for up to three cars, ensuring that parking is never a concern. With no ongoing chain, this home is ready for you to move in and make it your own. This delightful residence combines modern living with a tranquil setting, making it a perfect choice for families seeking a stylish and comfortable home in Brighton.



Windmill Drive runs adjacent to the South Downs and is considered a sought after residential road. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.



Entrance
Entrance Hallway
Sitting Room
15'10 x 14'
Kitchen/Dining Room
29'10 x 11'11
Study/Utility Room
11'11 x 9'11
G/f Cloakroom
Stairs rising to First Floor
Bedroom
17'8 x 14'10
En-suite Bath/Shower Room/WC

Dressing Room
Bedroom
14'9 x 10'5
Bedroom
11'4 x 10'9
Bedroom
11'1 x 10'
Family Bathroom
OUTSIDE
Rear Garden

Property Information
Council Tax Band G: £4,092.98 2025/2026
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Driveway and un-restricted on-street parking
Broadband: Standard 14 Mbps, Superfast 32 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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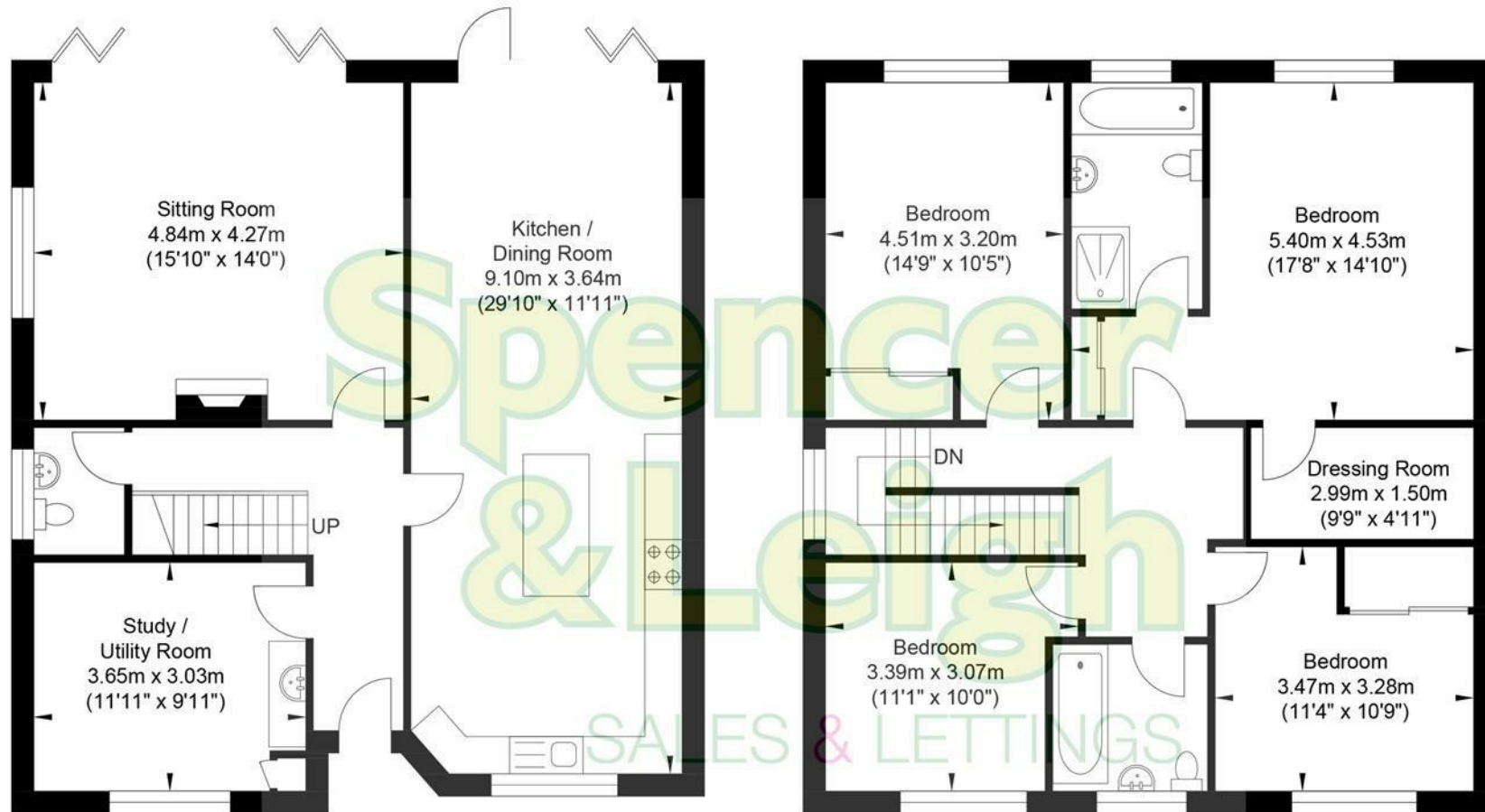
Council:- BHCC
Council Tax Band:- G

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Windmill Drive



Ground Floor
Approximate Floor Area
867.57 sq ft
(80.60 sq m)

First Floor
Approximate Floor Area
890.60 sq ft
(82.74 sq m)

Approximate Gross Internal Area = 163.34 sq m / 1758.17 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.