

# 13 Windmill Street

Brighton BN2 0GN

Guide Price £600,000 - £625,000

- STUNNING RENOVATION PROJECT
- COMPLETED TO AN EXEMPLARY STANDARD
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- WEST FACING PATIO GARDEN
- CONTEMPORARY BATHROOM
- SEPARATE LIVING ROOM
- DINING ROOM
- FABULOUS KITCHEN WITH BI-FOLDS
- CLOAKROOM

An exceptional Victorian bay-fronted residence, comprehensively refurbished to an exacting standard, having undergone an extensive brick transformation with meticulous attention to detail throughout.

This elegant home now offers three well proportioned double bedrooms, including a magnificent principal suite occupying the upper level, enjoying captivating sea views and a beautifully appointed ensuite shower room. A sumptuous family bathroom, finished with high level fixtures and refined detailing, serves the remaining accommodation.

The ground floor provides a superb balance of character and contemporary living, comprising a refined front reception room and a separate dining room, which flows effortlessly into a striking full-width kitchen. The kitchen is thoughtfully designed with integrated appliances and sleek cabinetry, culminating in impressive bi-fold doors that open onto a west-facing patio garden ideal for al fresco entertaining and evening sun.

Positioned within the highly coveted Hanover district, the property is perfectly located within walking distance of Queens Park and the vibrant Kemp Town, with its mix of independent boutiques, cafés, and eateries. Brighton city centre and the seafront are also within easy reach, offering the very best of coastal and city living.

**ENTRANCE HALL** Engineered oak floor, radiator.

**LIVING ROOM** Feature fireplace, engineered wood floor, UPVC double glazed bay window, coving, radiator, two wall lights.

**KITCHEN/BREAKFAST ROOM** Benefiting from a side return extension to now offer a wonderful space overlooking the West facing garden through the full width bi-fold doors. Beautifully fitted and incorporating sink with drainer, adjacent worksurface, with cupboards and drawers under, matching eye level wall cupboards, 'Bosch' four ring gas hob with extractor over, 'Bosch' eye level oven and microwave, integrated fridge/freezer, washing machine and dishwasher, island with units and seating area, floor to ceiling dresser unit, three shelves with lighting over, sky light, engineered oak flooring.

**DINING ROOM** This space opens onto the Kitchen, radiator, engineered oak flooring.

**CLOAKROOM** 'Burlington' suite comprising wash hand basin and low level w.c.,

**FIRST FLOOR** Landing

**BEDROOM 2** Range of fitted wardrobes, coving, UPVC double glazed bay window.

**BEDROOM 3** UPVC double glazed window, radiator, coving.

**STUNNING BATHROOM** 'Burlington' suite, beautifully fitted comprising free standing bath, separate shower area with large glazed screen, sink with cupboard under, traditional w.c with high level cistern, tiled floor, part tiled walls, heated ladder style towel rail, UPVC double glazed window.

**TOP FLOOR**

**BEDROOM 1** Large window with stunning Westerly far reaching and

sea views, herringbone engineered oak flooring, fitted wardrobe, velux window, eaves storage.

**ENSUITE SHOWER ROOM** Comprising walk in shower, sink with drawer under, low level w.c, heated ladder style towel rail, velux window, tiled floor, part tiled walls.

**OUTSIDE**

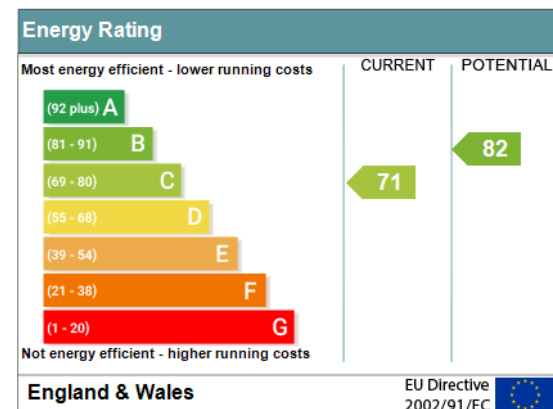
**WEST FACING PATIO GARDEN**

**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**



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