

11 Mill Rise

Brighton, BN1 5GD

Guide price £900,000

The heart of the home is the impressive open plan kitchen, living and dining room, measuring over 33ft in width and designed perfectly for modern family life and entertaining. Engineered oak flooring, exposed timber detailing, bespoke lighting and large bi fold doors create a bright, stylish and highly sociable space, with direct access out to the landscaped rear garden and terrace. The dining area enjoys elevated views across the surrounding area, while the sitting space offers a relaxed and comfortable setting for everyday living.

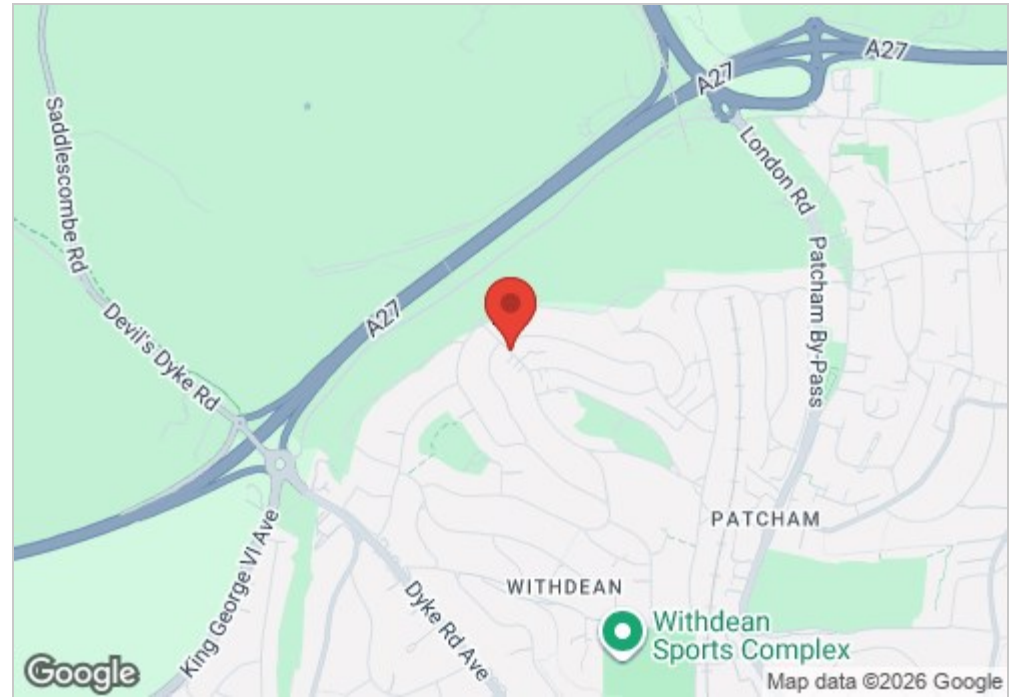
The kitchen is sleek and well appointed, fitted with a range of contemporary units, integrated appliances, excellent storage and a central island, creating a practical yet stylish focal point to the room. A separate utility room sits just off the kitchen, providing further storage and day to day convenience.

The accommodation is both generous and versatile. The ground floor includes a bedroom or home office, ideal for guests, working from home or multi generational living, together with a stylish shower room. The first floor provides four further bedrooms, including a superb principal bedroom with fitted storage and a contemporary en suite shower room. A modern family bathroom serves the remaining bedrooms, giving the property three bath and shower rooms in total.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped to provide a series of seating and entertaining areas, including a large paved terrace directly off the main living space, raised planting, low maintenance lawn and a covered area currently used for a hot tub. It is a private and well designed garden that works perfectly for outdoor dining, relaxing and entertaining.

To the front, the property is approached via a smart private driveway providing off road parking. The lower ground floor offers a substantial double garage, measuring over 18ft by 18ft, together with a separate storage room, making this a rare find for buyers needing secure parking, bikes, gym space or general storage.

Mill Rise is a highly regarded residential address, popular for its quiet setting, elevated position and convenient access to Preston Park, Fiveways, local schools, Brighton city centre and mainline transport links. This is a rare opportunity to purchase a stylish turnkey family home with excellent living space, strong practical features and a highly desirable Brighton location.



- Detached House
- Three Bathrooms
- Exceptional Open Plan Kitchen/Living Area
- Bi fold Doors Opening Onto Landscaped Garden
- Double Garage And Ample Off Road Parking
- Five Bedrooms
- Beautifully Remodelled And Extended Throughout
- Sleek Designer Kitchen With Feature Island
- Principal Bedroom With Stylish En Suite
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	61	
EU Directive 2002/91/EC		

England & Wales

MILL RISE

Approx. Gross Internal Floor Area (Excluding Garage) = 165.81 sq m / 1784.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

LOWER GROUND FLOOR

Approximate Floor Area
405.15 sq ft
(37.64 sq m)

GROUND FLOOR

Approximate Floor Area
945.50 sq ft
(87.84 sq m)

FIRST FLOOR

Approximate Floor Area
839.26 sq ft
(77.97 sq m)

Foster & Co and their clients give notice that:
These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.
We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.
All measurements are approximate

