74 Mill Rise, Westdene, Brighton, BN1 5GH

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Guide Price £700,000 - £750,000 Freehold

- Stunning semi detached home
- Four double bedrooms
- Spacious living room
- Luxurious kitchen/dining room with two sets of bi-folding doors overlooking the garden
- Stylish ground floor bathroom & first floor shower room
- Immaculately presented throughout
- Close to sought after primary school
- Beautiful South/Westerly landscaped rear garden
- Private driveway & integral garage
- Exclusive to Spencer and Leigh, viewing highly recommended

GUIDE PRICE £700,000 - £750,000

Situated in the charming area of Westdene, this stunning semi-detached home offers an exceptional living experience. With four generously sized double bedrooms, this property is perfect for families or those seeking extra space.

The spacious living room provides a welcoming atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the luxurious kitchen/dining room, which boasts modern built-in appliances, elegant quartz work surfaces, and a convenient breakfast bar. The two sets of bi-fold doors seamlessly connect the indoor space to the beautifully landscaped South/West facing rear garden, creating a perfect setting for al fresco dining or simply enjoying the outdoors.

Additionally, the stylish ground floor bathroom adds to the convenience and modernity of the home. The private drive and garage, ensures that parking is never a concern, providing easy access to the property.

This delightful residence combines contemporary design with practical living and is conveniently located close to local amenities and a sought after primary school. This home is perfect for families looking to settle in a friendly neighbourhood while still being within easy reach of Brighton's vibrant city life. This property is a wonderful opportunity to create lasting memories in a beautiful setting.

Mill Rise is considered a sought after residential road in the popular area of Westdene. Patcham Old Village with its many amenities is only a short walk away as are Westdene shops. For families with children there is a choice of schools catering for all ages. Withdean Stadium is near at hand with all its sporting facilities . Preston Park mainline railway station is approximately one mile away along with easy access to road networks in and out of the city.

Entrance

Entrance Hallway

Living Room
18'4 x 11'9

Kitchen/Dining Room
25'11 x 16'4

G/f Bath/Shower Room/WC

G/f Bedroom
11'9 x 9'6

Stairs rising to First Floor

Bedroom
19'4 x 12'5

Bedroom
13'1 x 10'5

Bedroom
11'5 x 11'5

Shower Room/WC

OUTSIDE

Rear Garden

Garage
18' x 12'1

Property Information
Council Tax Band E: £3,001.52 2025/2026
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Garage, Private driveway and un-restricted on street parking
Broadband: Standard 14 Mbps, Superfast 61 Mbps & Ultrafast 1800 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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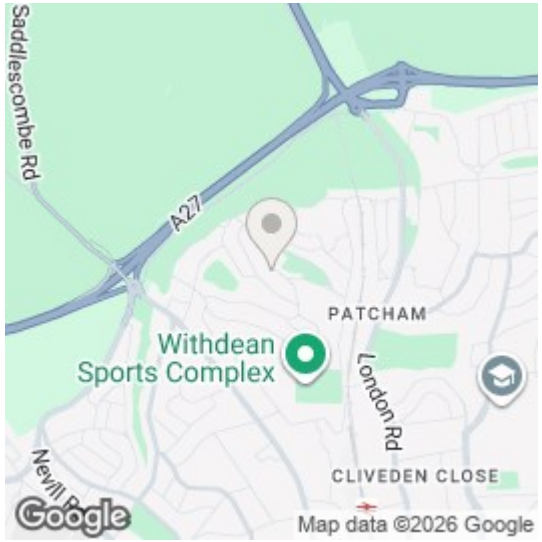
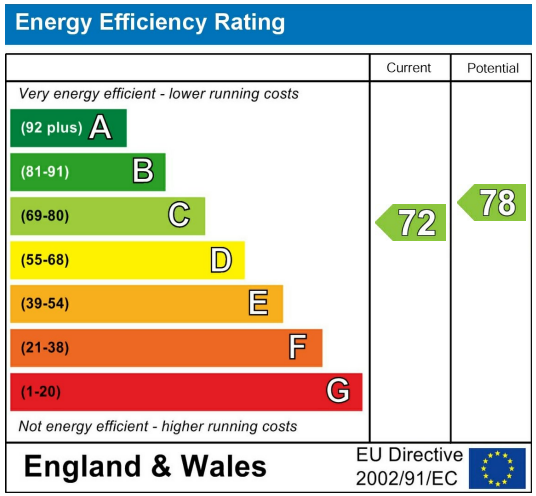
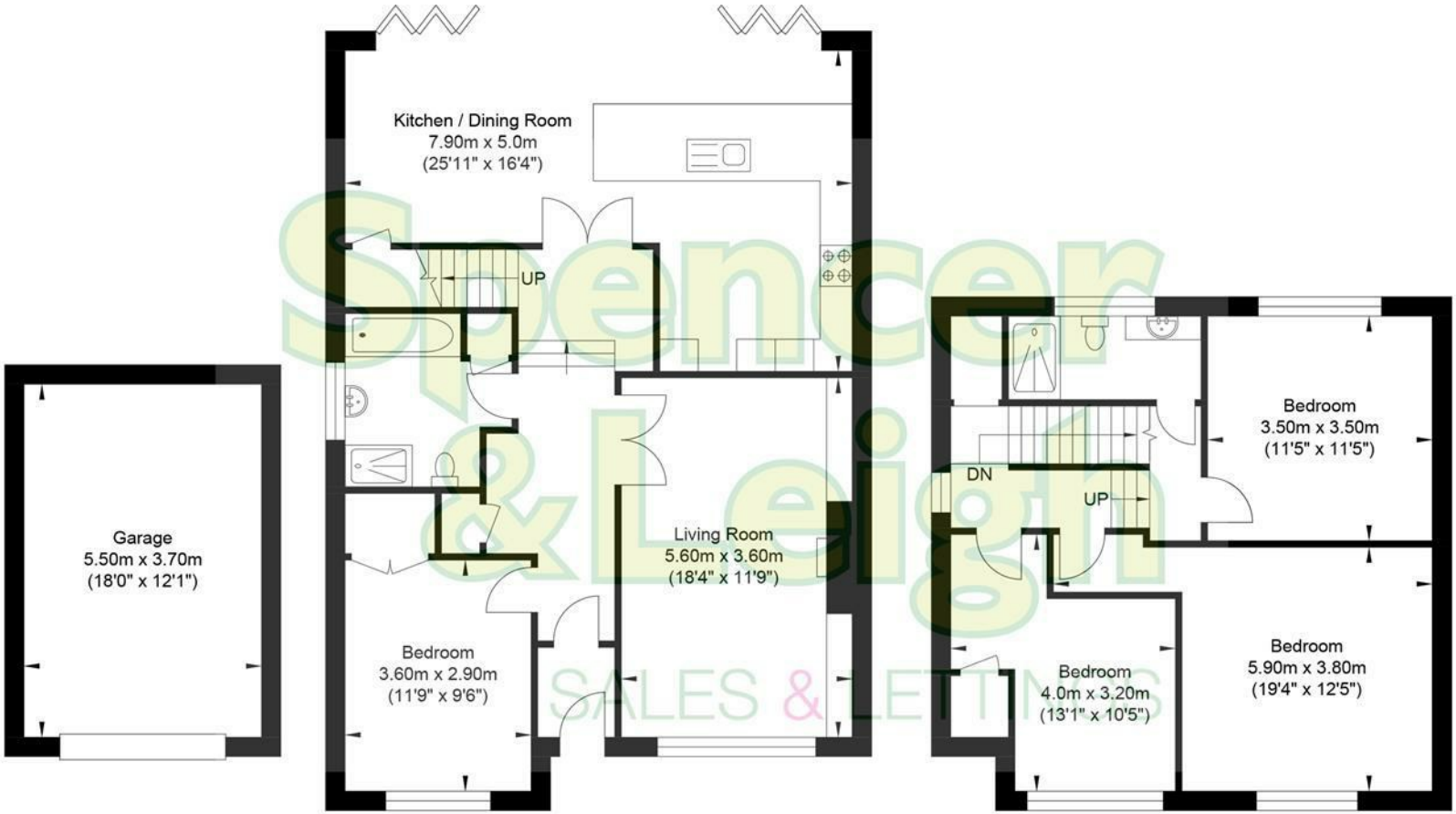


Council:- BHCC
Council Tax Band:- E



Spencer &Leigh

Mill Rise



Garage
Approximate Floor Area
219.04 sq ft
(20.35 sq m)

Ground Floor
Approximate Floor Area
936.13 sq ft
(86.97 sq m)

First Floor
Approximate Floor Area
588.35 sq ft
(54.66 sq m)

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Approximate Gross Internal (Excluding Garage) Area = 141.63 sq m / 1524.48 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.