



## 2 Windlesham Gardens

Brighton BN1 3AJ

Guide Price: £1,000,000 -£1,050,000

- SPACIOUS SEMI DETACHED FAMILY HOME
- SIX BEDROOMS
- TWO BATHROOMS
- WET ROOM
- GARAGE AND DRIVE
- TWO KITCHENS
- TWO BALCONIES
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- PRIVATE GARDEN

This impressive semi-detached family home offers exceptional 6/7 bedroom accommodation spread over three floors, complemented by two bathrooms and a wet room. Upon entering, you are greeted by a grand entrance hall leading to a bright and airy through living/dining room and a separate, well-appointed kitchen/breakfast room.

Further enhancing the property is a charming garden room and two first-floor balconies, one of which is enclosed, providing flexible and versatile living spaces to suit a range of family needs.

Externally, the home benefits from a private driveway, a rare integral garage, and a beautifully established rear garden, offering both privacy and space for outdoor entertaining. This versatile residence presents a unique opportunity for discerning buyers seeking a substantial family home in a sought-after location.

**SPACIOUS ENTRANCE HALL** Stained glass windows and door, radiator.

**INNER HALL** Door to garage, radiator.

**WET ROOM** Comprising 'Mira' electric shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, UPVC double glazed window.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel double sink with mixer taps, laminate work surface with cupboards and drawers under, matching eye level wall cupboards, period dresser, ceramic hob with extractor over, oven, radiator, double glazed window, door to side access, pantry.

**CLOAKROOM** Comprising low level w.c., wash hand basin.

**GARDEN ROOM** UPVC double glazed windows, door to garden.

## FIRST FLOOR

**LANDING** Two radiators.

**BOILER CUPBOARD** Housing 'Worcester' gas fired boiler, storage space.

**KITCHEN/BEDROOM 7** Stainless steel double sink with drainer and mixer tap, laminate worktop, cupboards and drawers under, matching eye level wall cupboards, gas cooker, radiator, door to:

## ENCLOSED BALCONY

**BEDROOM 1** Double glazed window, two radiators.

**BEDROOM 2** Double glazed window, radiator, door to:

## BALCONY

**BEDROOM 3** Double glazed window, two radiators.

**BATHROOM** Suite comprising panelled bath with mixer tap and shower over, glazed shower screen, pedestal wash hand basin, low level w.c., radiator, double glazed window.

## TOP FLOOR

**LANDING** Hatch to loft space.

**BEDROOM 4** Two double glazed windows, radiator.

**BEDROOM 5** Double glazed window, radiator.

**BEDROOM 6** Velux window, radiator, eaves storage.

**BATHROOM** Suite comprising tiled panelled bath, sink, low level w.c., radiator, towel rail.

## OUTSIDE

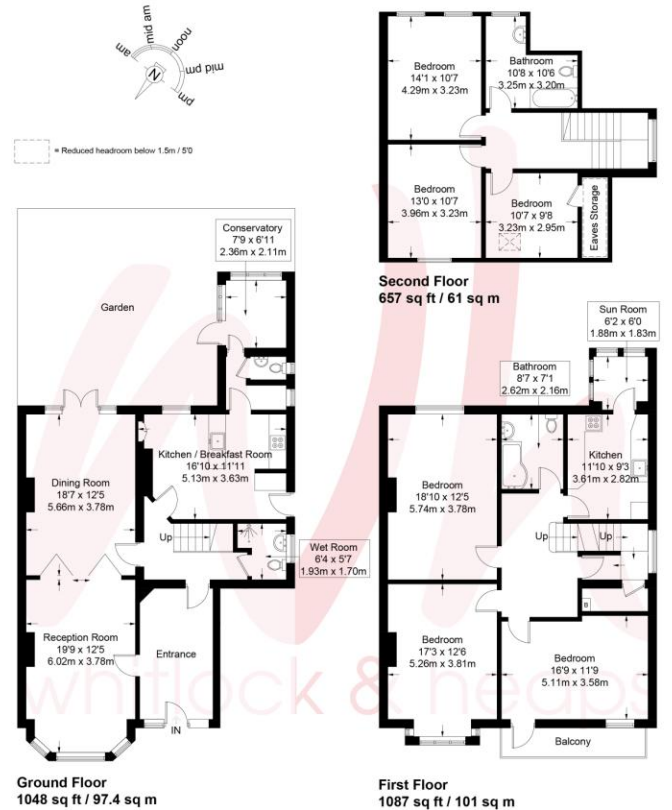
## PRIVATE DRIVE

## GARAGE

**REAR GARDEN** Two patio areas with established borders.

**Council Tax Band E** (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.



Approximate Gross Internal Area = 2766 sq ft / 257 sq m  
(Excluding Eaves Storage / Reduced Headroom)  
Garage = 116 sq ft / 10.8 sq m  
Eaves Storage / Reduced Headroom = 27 sq ft / 2.5 sq m  
Total = 2909 sq ft / 270.3 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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