

## 2 Windmill Road

Brighton, BN42 4RP

**Offers in excess of £585,000**

A beautifully presented and larger-than-average four-bedroom semi-detached family home, ideally positioned on a quiet residential road in Southwick, within easy reach of local amenities and well-regarded schools. This attractive property also benefits from a sunny, landscaped rear garden and a large private driveway.

Benefitting from a two storey rear extension, the house is approached via a generous driveway and a well-maintained front garden, featuring mature planting and a neat lawn. Stepping inside, a welcoming hallway provides a natural flow to the principal rooms. The ground floor offers a bright and spacious living room with a charming feature fireplace, alongside a generously sized kitchen/dining area, perfect for modern family living. Double doors open directly onto the rear garden, filling the space with natural light. The kitchen leads through to another versatile reception room, ideal as a home office, playroom, or additional lounge. A convenient shower room completes the ground floor.

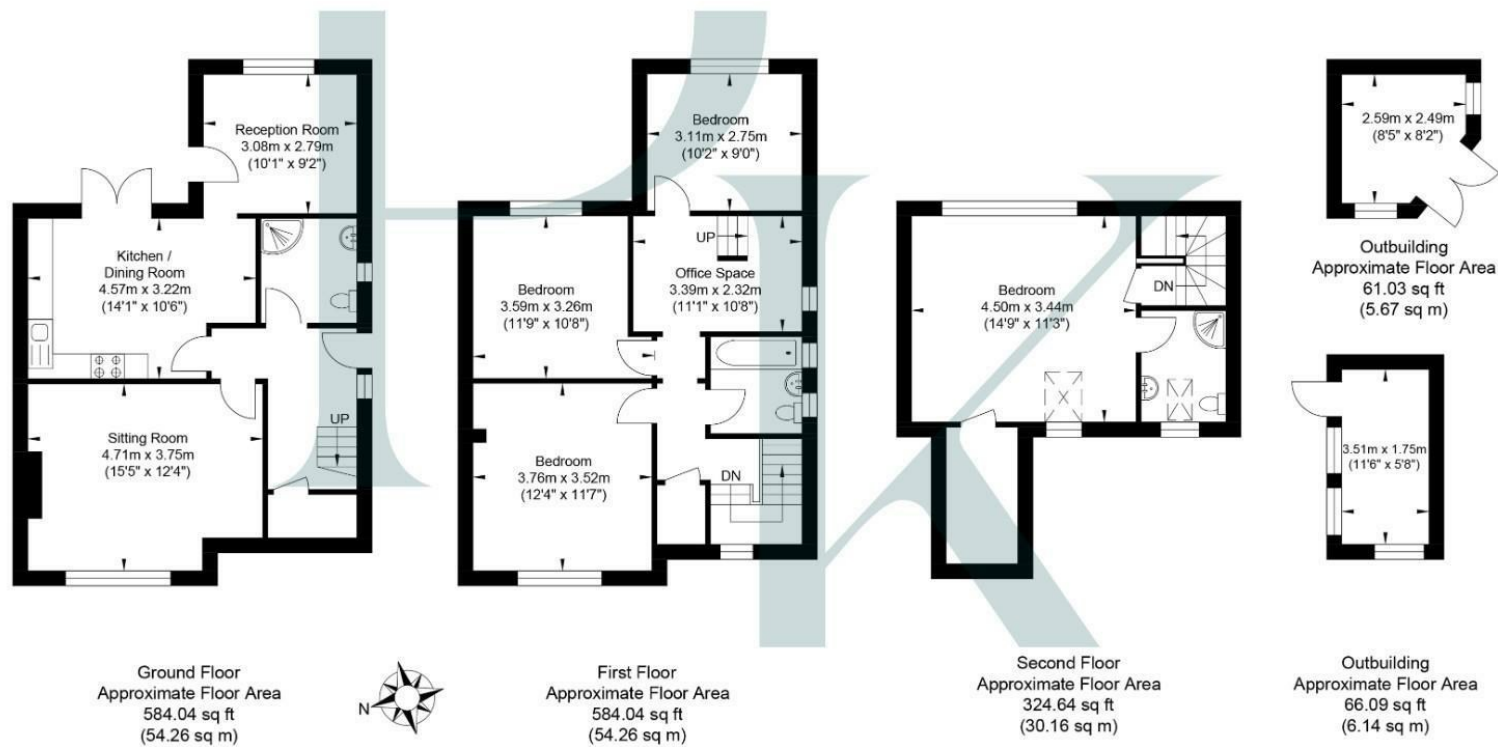
Upstairs, the first floor comprises three well-proportioned bedrooms, as well as a separate office space with stairs rising to the second floor. A family bathroom serves also this level. The second floor has been thoughtfully extended to create a spacious principal suite, featuring a skylight that floods the room with natural light and a well-appointed shower room. This flexible space works equally well as a luxurious main bedroom or as accommodation for guests or older children.

Externally, the rear garden has been attractively landscaped, with a combination of lawn and decked seating area, ideal for outdoor dining and entertaining. A charming summer house sits at the far end of the garden, providing a perfect spot to enjoy the afternoon sun.

Conveniently located, the property enjoys easy access to the amenities of nearby Southwick Square and the Holmbush Shopping Centre. A selection of highly regarded schools are within close proximity, while the South Downs provide the perfect opportunity to enjoy the great outdoors. Southwick Station is approximately 1 miles away, whilst nearby bus routes provide access across the city.



## Windmill Road



Approximate Gross Internal Area = 138.68 sq m / 1492.72 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
70	76

Very energy efficient - lower running costs

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan