

Spencer  
& Leigh

94 Mill Rise, Westdene, Brighton, BN1 5GH

## 94 Mill Rise, Westdene, Brighton, BN1 5GH

Guide Price £600,000 - £650,000 Freehold

- Stunning semi detached family home
- Four good sized bedrooms
- 15' Living room overlooking sun terrace
- Spacious 26' Kitchen/breakfast room
- Stylish bathroom & separate W.C
- Immaculately presented throughout
- Sun terrace over garage
- Integral garage
- Close to sought after primary school
- Secluded South/Westerly garden with summer house

GUIDE PRICE £600,000 -£650,000

Situated in the charming area of Westdene, this stunning semi-detached family home offers a perfect blend of comfort and style. The property boasts four good sized bedrooms, making it ideal for families seeking space and versatility.

Upon entering, you are welcomed by two inviting reception rooms, including a delightful living room that overlooks a sun terrace, providing a lovely spot to relax. The heart of the home is undoubtedly the spacious 26' kitchen/breakfast room, which is perfect for family gatherings and entertaining guests. The property features a stylish bathroom and a separate W.C, ensuring ample facilities for family and visitors alike. Immaculately presented throughout, this home exudes a warm and welcoming atmosphere.

The secluded South/Westerly tiered rear garden is a true highlight with beautiful far reaching views and a charming summer house with power, offering a peaceful retreat for relaxation, hobbies or working from home. To the front of the property, there is an integral garage with power and light providing parking or storage. Additionally, the property is conveniently located close to a sought-after primary school, making it an excellent choice for families with young children.

This delightful residence combines contemporary design with practical living and is conveniently located close to local amenities. 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.



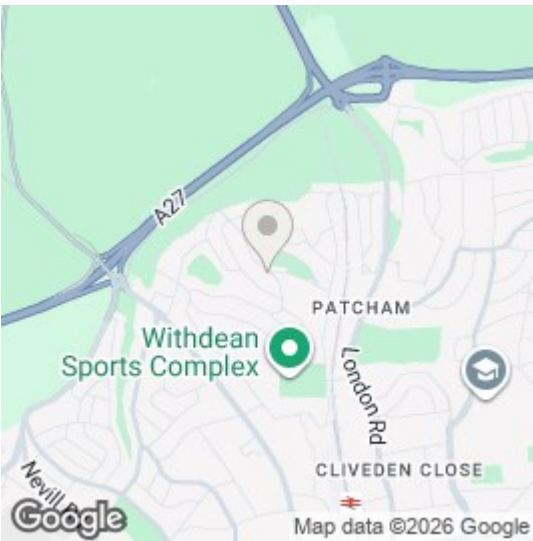
Mill Rise is considered a sought after residential road in the popular area of Westdene. Patcham Old Village with its many amenities is only a short walk away as are Westdene shops. For families with children there is a choice of schools catering for all ages. Withdean Stadium is near at hand with all 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  
15'10 x 11'3  
Kitchen/Dining Room  
26'4 x 12'  
Stairs rising to First Floor  
Bedroom  
12'11 x 11'3  
Bedroom  
11'11 x 10'5  
Bedroom  
11'10 x 6'8  
Bedroom  
11 x 10'11  
Family Bathroom  
8'5 x 5'5  
Separate Cloakroom/WC  
5'3 x 2'9  
OUTSIDE  
Rear Garden  
Garage  
16'5 x 8'4  
Property Information  
Council Tax Band D: £2,579.44 2026/2027  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Garage and un-restricted on-street parking  
Broadband: Standard 22 Mbps, Superfast 69 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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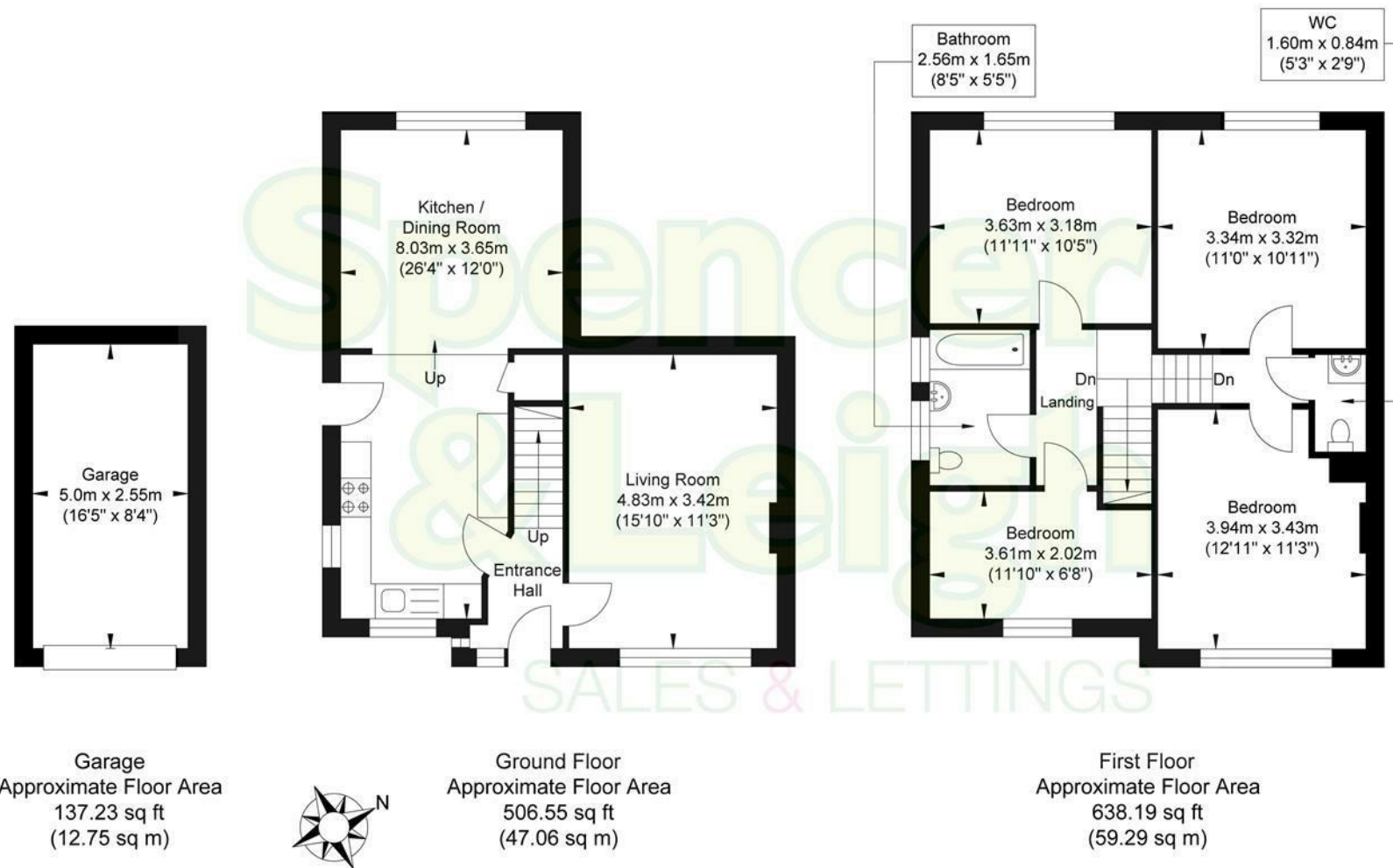


Council:- BHCC  
Council Tax Band:- D

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 72      | 78                         |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



# Mill Rise



Approximate Gross Internal Area (Excluding Garage) = 106.35 sq m / 1144.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.