



2, Windmill View, Brighton, BN1 8TU

**Spencer  
& Leigh**



## 2, Windmill View, Brighton, BN1 8TU

Guide Price £625,000 - £650,000 Freehold

- Spacious detached family home
- Four good size bedrooms
- 18' Living room & separate dining room
- 14' Kitchen/breakfast room
- Family bathroom & En suite
- Excellent condition throughout
- Large driveway & garage
- Easy access to Downland Walks
- No onward chain
- Exclusive to Spencer & Leigh

Ever wanted to live in a beautiful family home with distant views of The South Downs, if so, look no further! Situated in a prominent position within this popular and quiet close which falls within walking distance of Patcham Old Village, local superstores and amenities. The accommodation, having been recently face lifted, boasts excellent decorative condition in our opinion resulting in a bright and airy living space. Having no on going chain, the accommodation features four generously sized bedrooms, an 18' living room and separate dining room, a spacious modern kitchen/breakfast room and a fabulous family bathroom. Also worth a mention is the equally well presented en suite shower room to the master bedroom and downstairs cloakroom. Outside, parking is provided by a private driveway leading into the garage, which incidentally has possible scope to convert inline with neighbouring properties (subject to consent). Viewing is highly recommended.



Windmill View is a sought after area and ideally situated for all amenities including local schools for all age groups, shops as well as some larger stores such as M&S food and Asda stores. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Entrance Hall

Living Room  
17'9 x 18'7

Dining Room  
11' x 12'10

Kitchen/Breakfast Room  
11' x 14'3

Downstairs Cloakroom  
2'11 x 5'2

Stair leading to

First Floor Landing

Bedroom  
11' x 11'11

Bedroom  
10'8 x 10'4

Bedroom  
12'9 x 8'6

Bedroom  
8'2 x 11'6

En-suite Bathroom  
6' x 6'4

Family Bathroom  
7'1 x 6'7

Outside

Garage  
17'9 x 8'6

Private driveway

Front Garden

Rear Garden

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.

t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Starting out at Spencer & Leigh  
108 Old London Road, Patcham

Turn left onto Ladies' Mile Road and  
continue over the hill to the crossroads

Continue across and up the hill on  
Ladies Mile Road

At the end of Ladies Mile Road turn  
right onto Windmill View

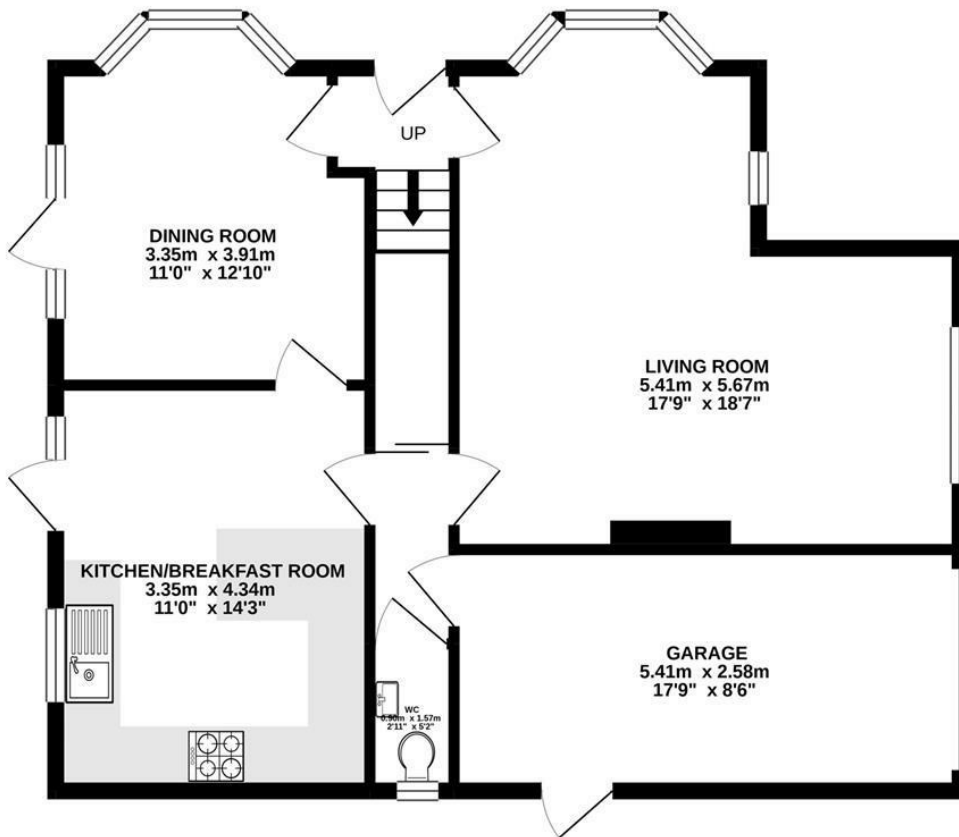
Finish on Windmill View

Council:- BHCC  
Council Tax Band:- D

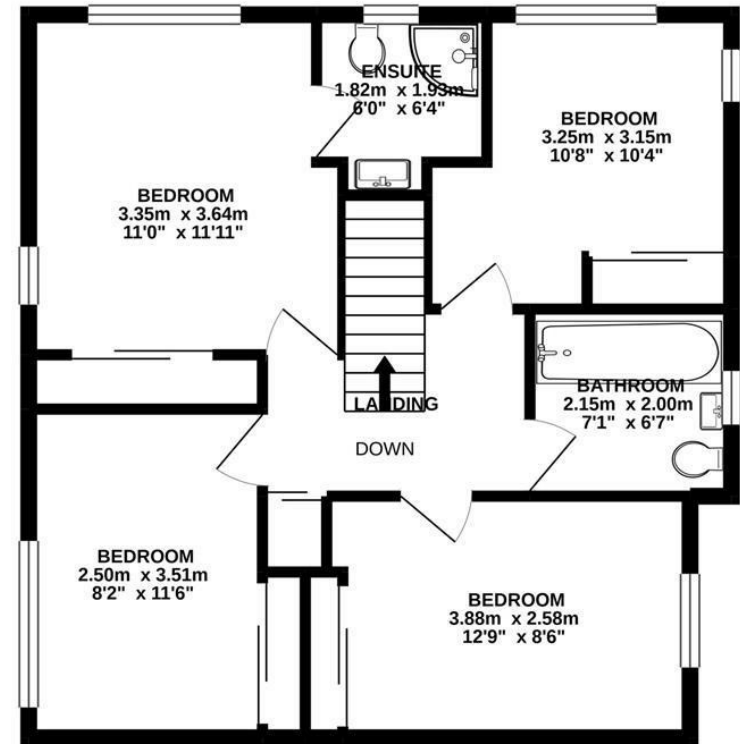
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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GROUND FLOOR  
71.8 sq.m. (773 sq.ft.) approx.



1ST FLOOR  
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 128.7 sq.m. (1386 sq.ft.) approx.

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