

Millcroft, Brighton

Guide Price Of £825,000 - £850,000



- **Five double bedroom detached family home**
- **Two Storey Rear Extension**
- **Superb Open Plan Living Area**
- **Beautifully Presented Throughout**
- **Garage & Off Street Parking**



This property is a five double bedroom detached family home that boasts a two-story rear extension. The house features a superb open plan living area, providing an ample space for family gatherings and entertaining guests. The property is in stunning condition throughout, with modern bathroom and shower room facilities that offer both style and practicality.

One of the highlights of this home is its stunning rear garden, which provides a tranquil and picturesque setting. The garden offers a private outdoor space for relaxation and recreation, perfect for enjoying the fresh air and hosting outdoor activities. Additionally, the property includes a garage and off-road parking, providing convenient and secure storage for vehicles.

Overall, this property offers a spacious and stylish living environment, with its double bedrooms, open plan living area, modern amenities, and stunning rear garden. It is an ideal home for a growing family seeking comfort, functionality, and a touch of elegance.

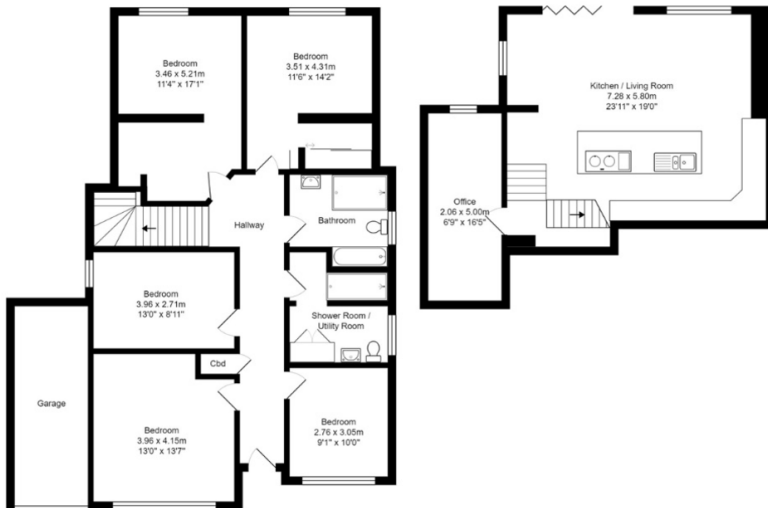
The location will certainly appeal to many with schools close by along with easy access to the A23/ A27. A regular bus service to the city centre runs close by, whilst Preston Park mainline station is approximately 1.5 miles away and provides regular links to London & beyond.



Picture this...

For anyone with children or looking to start a family, there are excellent local schools very nearby catering to all ages from nursery to college.

Brighton and Preston Park mainline railway stations are also within easy reach for any commuters and you have almost direct access to the main roads in & out of the City which will hopefully help to shorten those journey to work times!



Milcroft
Total Area: 159.8 m² ... 1721 ft² (excluding garage)
All measurements are approximate and for display purposes only.

Activate Windows

Accommodation

ENTRANCE HALL

BEDROOM FIVE
9' 1" x 10' (2.77m x 3.05m)

BEDROOM FOUR
13' x 13' 7" (3.96m x 4.14m)

BEDROOM THREE
13' x 8' 11" (3.96m x 2.72m)

SHOWER / UTILITY ROOM

BATHROOM

KITCHEN / LIVING ROOM
23' 11" x 19' (7.29m x 5.79m)

OFFICE
16' 9" x 16' 5" (5.11m x 5m)

INTEGRAL GARAGE

STAIRS LEADING UP TO

BEDROOM TWO
11' 4" x 17' 1" (3.45m x 5.21m)

BEDROOM ONE
11' 6" x 14' 2" (3.51m x 4.32m)

OFFICE / GYM

OUTSIDE

LARGE REAR GARDEN





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		

Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

Phillips & Still

01273 771111

westernrd@phillipsandstill.co.uk

112 Western Road, Brighton, East Sussex, BN1 2AB

www.phillipsandstill.co.uk