



34, Windmill Drive, Brighton, BN1 5HG

Spencer
& Leigh

34, Windmill Drive,
Brighton, BN1 5HG

Offers In Excess Of £725,000 - Freehold

- Spacious detached bungalow
- Three good size bedrooms
- 23' Lounge/dining room
- Double glazed conservatory
- Modern bathroom, two WC's
- South facing rear garden with views
- Private driveway & garage
- Directly overlooking the South Downs
- Scope to extend and remodel, STC
- Exclusive to Spencer & Leigh

Rarely do properties come up for sale in this unique location overlooking The South Downs and the iconic Patcham Windmill, benefiting from a private drive, garage and Southerly facing rear garden. Neighbouring homes have been extended and remodelled making this an ideal opportunity for someone to style a home to their own tastes, subject to the normal consents. The accommodation features an L shaped entrance hall opening into a southerly facing lounge, dining room and conservatory with outstanding views over the city towards the sea. There is a fitted kitchen which whilst operational may benefit from upgrading. The bathroom has recently been modernised with a white modern suite and the bonus of two WC's. Outside there are beautiful gardens and stunning views. Other points worthy of a mention include UPVC double glazing and gas fired central heating along with roof mounted solar panels helping towards the energy bills. Viewing highly recommended to fully appreciate the potential of this great home which is exclusive to Spencer & Leigh.



Windmill Drive runs adjacent to the South Downs and is considered a sought after residential road. Patcham Old Village with its many amenities is only a short walk away. For families with children there is a choice of schools catering for all ages. Preston Park mainline railway station is approximately one mile away.



Entrance porch

Entrance hallway
19' x 8'10

Living room
23'10 x 12'10

Kitchen
12'5 x 8'4

Conservatory
10'4 x 7'9

Bedroom
12'10 x 11'4

Bedroom
11'4 x 10'11

Bedroom
8'10 x 7'10

Bathroom

Separate WC

Front garden

Rear garden

Private driveway & garage
16'9 x 8'4

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



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

Turn left onto the A23

Turn right onto Brangwyn Way

Turn left onto Brangwyn Crescent

Bear left onto Windmill Drive

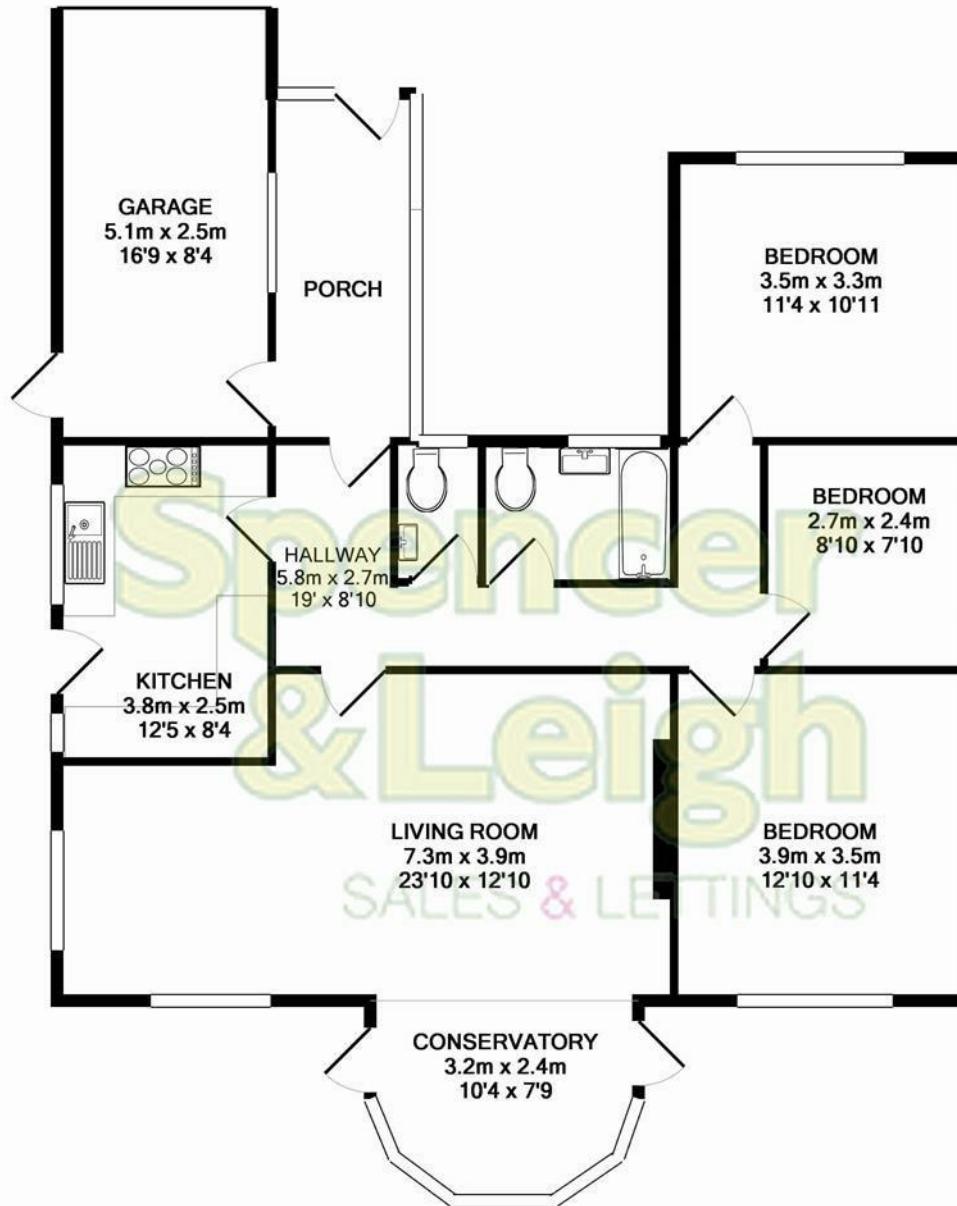
Finish on Windmill Drive

Council:- Brighton & Hove City Council
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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TOTAL APPROX. FLOOR AREA 108.4 SQ.M. (1167 SQ.FT.)
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