

**Spencer
& Leigh**



75 Millers Road, Brighton, East Sussex, BN1 5NQ

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Offers Over £600,000 - Freehold

- Extended three storey mid terrace house
- Accommodation arranged over three floors
- Potential to convert basement for further living space
- Living room, Kitchen dining room with great views
- Four bedrooms in total, three bedrooms on the first floor
- Main bedroom, ensuite & dressing room on the top floor
- Stunning views over Brighton to the South Downs
- Great location between Dyke Road Park & Preston Park
- Choice of sought after local schools for all age groups
- Vendor suited & motivated to move, call to view

GUIDE PRICE £600,000 - £625,000

A beautifully presented and extended four-bedroom, two-bathroom family home with a generous garden and exceptional views across Brighton and the Sussex Downs. Ideally located near Preston Park station, highly regarded schools and Seven Dials, offering an excellent balance of Brighton living and convenient London access.

This light-filled home has been carefully maintained by the current owner for 25 years. The ground floor features a welcoming reception room with open fireplace, while to the rear is a spacious kitchen-dining room with large glazed doors and windows framing the far-reaching views, flooding the space with natural light and providing direct access to the garden. The generous rear garden is arranged over tiers, with multiple seating and entertaining areas.

The first floor includes two generous double bedrooms, a further bedroom/home office and a contemporary family bathroom.

The upper floor has been transformed into an impressive principal suite designed to maximise the exceptional outlook, with Juliet balcony, walk-in wardrobe, en-suite shower room and useful eaves storage.

A substantial dry basement offers excellent storage and exciting conversion potential, subject to the necessary consents - the neighbouring property has converted their basement into a kitchen-dining room with bifold doors onto the garden.

A wonderful family home and a fantastic investment in a highly sought-after location.



Being in a prime position just off Dyke Road, Preston Park Mainline Train Station is only a short walk away as is Preston Park itself and Dyke Road Park. OFSTED 'Outstanding' & 'Good' rated schools are close by being less than half a mile away and road networks into and out of the city are easily accessible as are buses located on Dyke Road.



Entrance
 Entrance Hallway
 Living Room
 14'4 x 11'3
 Kitchen/Dining Room
 17'3 x 12'1
 Stairs rising to First Floor

Bedroom
 14'9 x 11'
 Bedroom
 12'1 x 10'
 Bedroom
 8'10 x 6'11

Family Bathroom
 Stairs rising to Second Floor
 Bedroom
 16'6 x 11'4
 Dressing Room
 8'5 x 5'7

En-suite Shower Room/WC
 OUTSIDE
 Rear Garden

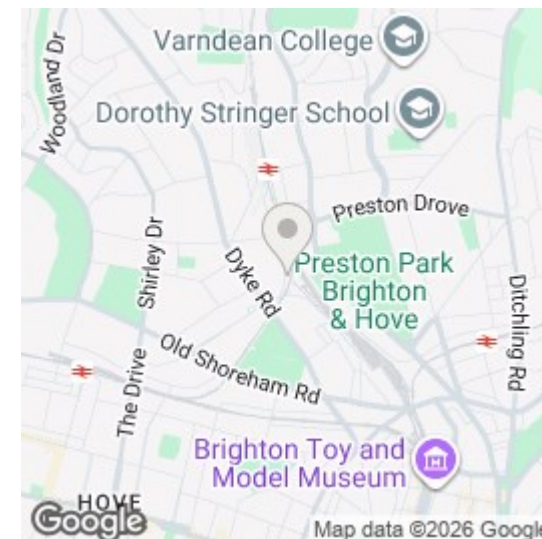
Basement Storage
 17'5 x 14'4
 Basement Storage
 17'5 x 12'6

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Restricted on street parking - Zone A
 Broadband: Standard 15 Mbps, Superfast 159 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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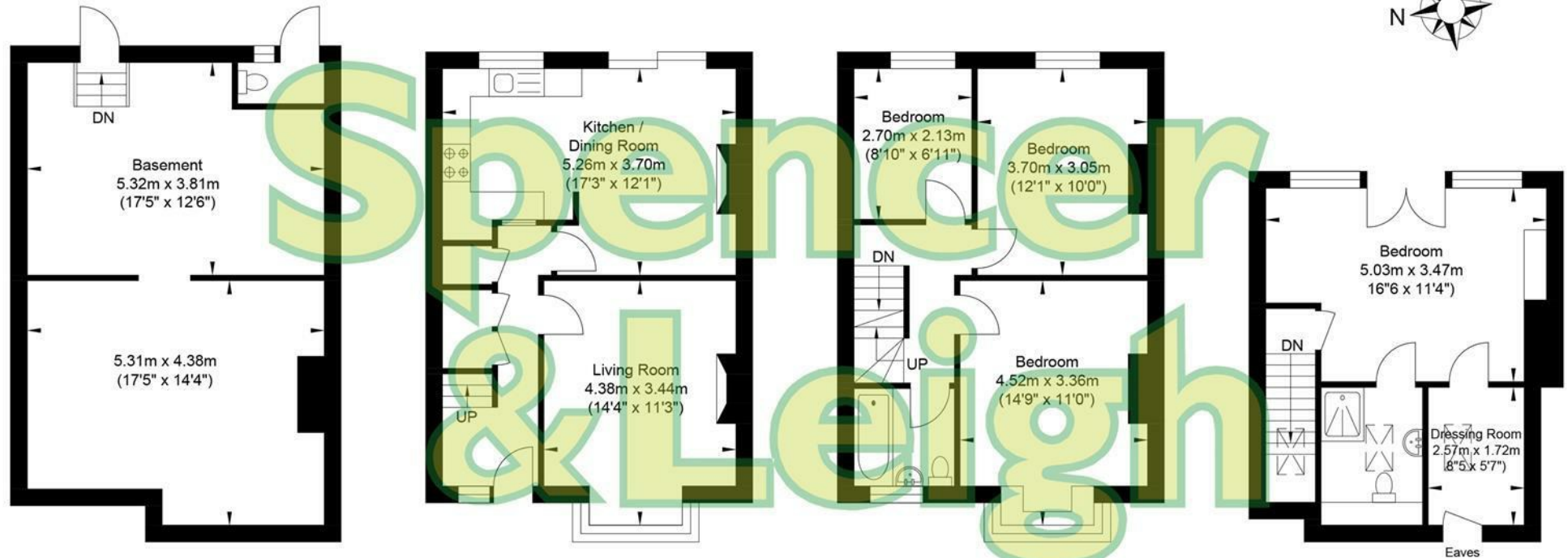
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Millers Road



Lower Ground Floor
Approximate Floor Area
457.79 sq ft
(42.53 sq m)

Ground Floor
Approximate Floor Area
436.04 sq ft
(40.51 sq m)

First Floor
Approximate Floor Area
436.04 sq ft
(40.51 sq m)

Second Floor
Approximate Floor Area
305.26 sq ft
(28.36 sq m)

SALES & LETTINGS

Approximate Gross Internal Area = 151.91 sq m / 1635.13 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.