

**Spencer
& Leigh**



2 Windmill View, Patcham, Brighton, BN1 8TU

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Price £750,000 - Freehold

- Spacious detached family home
- Four/Five good size bedrooms
- 18' dual aspect living room with views
- Spacious open plan kitchen/dining room
- Modern family bathroom & En suite
- Excellent condition throughout
- Large driveway with Electric Car Charger
- Easy access to Downland Walks
- Prominent corner plot with picket fencing
- Exclusive to Spencer & Leigh

This attractive and substantial modern family home is situated on a prominent corner plot, offering views directly overlooking the South Downs. The property has undergone significant improvements and modernisations, including the installation of new double-glazed windows, doors, and a further entrance porch.

The kitchen features sleek high-gloss fitted units and built-in appliances, with ample space for an American-style fridge freezer. The wall between the kitchen and dining room has been removed, creating a fantastic open space perfect for entertaining, which seamlessly flows onto the Southerly Facing garden. Inside, the house has been redecorated in neutral colors, and new flooring has been installed throughout the ground floor.

The former garage has been converted into an additional entertaining space, making it ideal for use as an office, playroom, or potentially a fifth bedroom. Conveniently located on the ground floor is a separate cloakroom.

On the first floor, there are four good-sized bedrooms, with the main bedroom featuring a luxurious en-suite shower room. The family bathroom includes a modern white suite and is elegantly finished with contrasting tiles.

Outside, the property boasts a private driveway with off-road parking for two family-sized cars plus the addition of an electric car charger. A charming white picket fence surrounds the front of the house, further enhancing the kerb appeal. The garden itself features a level lawn, a paved patio, and attractive brick walls.

Just across the road, there is a nature reserve that provides direct access to the South Downs, where grazing sheep can often be seen. This lovely home truly deserves to be viewed to be fully appreciated. It is exclusively listed with Spencer & Leigh.



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, Pets at Home 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

Entrance Hallway

Living Room
17'7 x 17'5

Kitchen/Dining Room
27'11 x 10'6

Office/Bedroom
17'5 x 8'4

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom
13'8 x 10'0

En-suite Shower/WC

Bedroom
13'8 x 8'5

Bedroom
11'6 x 9'4

Bedroom
10' x 8'8

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band F: £3,547.26 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Driveway & un-restricted on street parking

Broadband: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1800Mbps

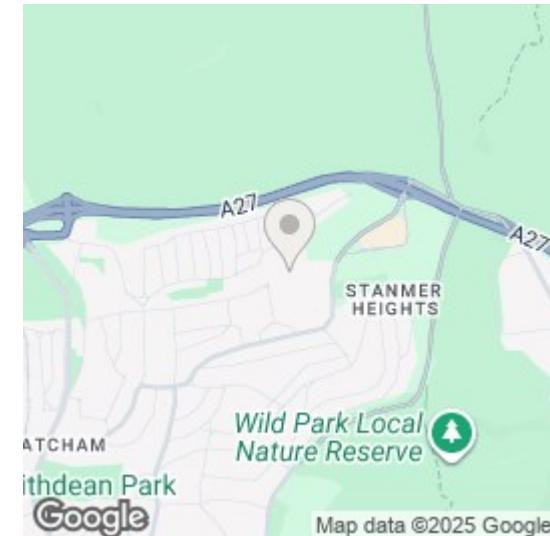
available (OFCOM checker)

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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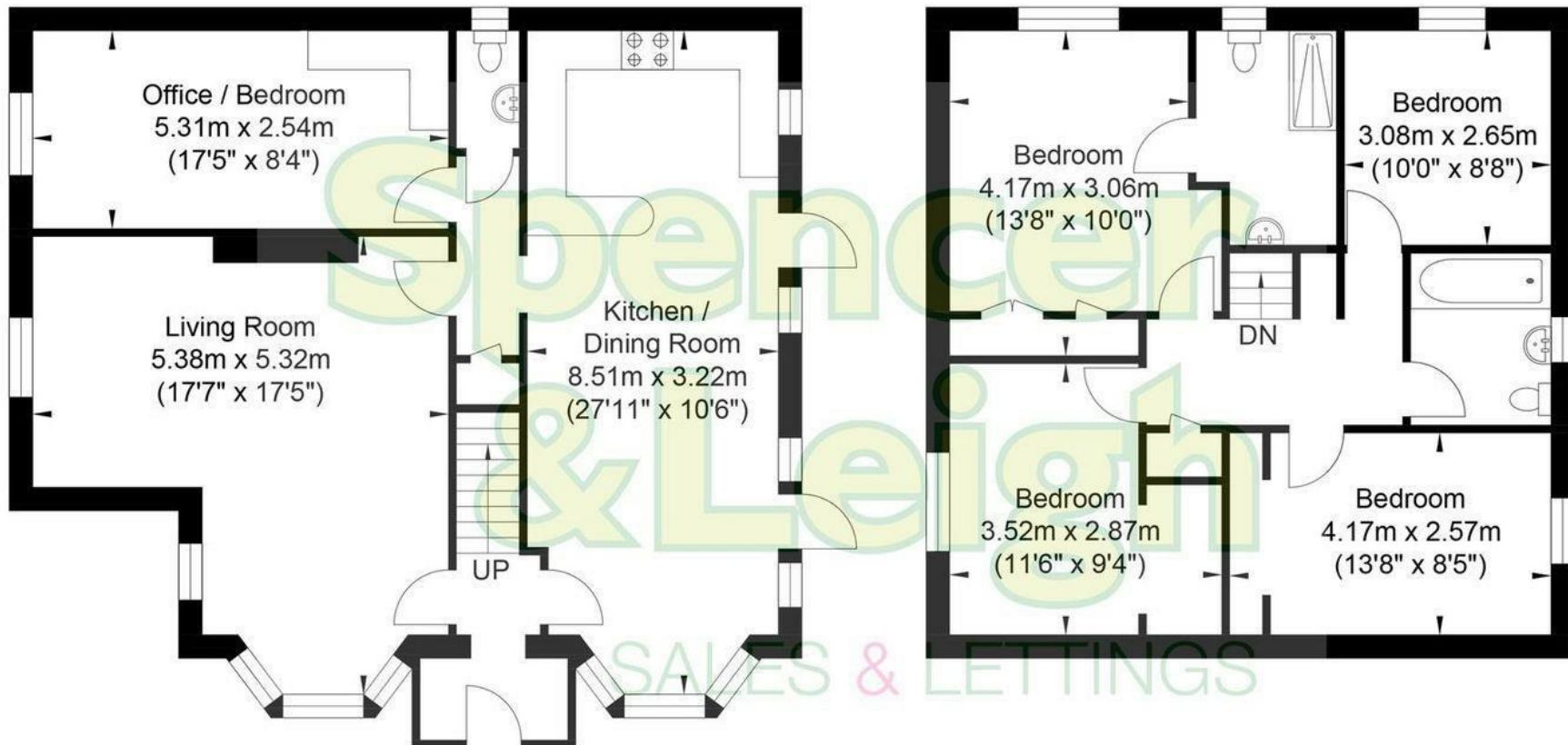


Council:- BHCC
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D	58	
(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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Windmill View



Ground Floor
Approximate Floor Area
801.91 sq ft
(74.50 sq m)



First Floor
Approximate Floor Area
641.52 sq ft
(59.60 sq m)

Approximate Gross Internal Area = 134.10 sq m / 1443.43 sq ft

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