

Spencer
& Leigh



26 Windmill View, Brighton, BN1 8TU

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Guide Price £700,000 - £750,000 Freehold

- Immaculate detached family home
- Five good size bedrooms
- Larger than average plot
- 26' Spacious Living room
- 24' Extended kitchen/dining room
- Ground floor cloakroom
- Family bathroom & En-suite shower room
- South facing rear garden
- Private driveway for two vehicles
- Vendor suited

GUIDE PRICE £700,000 - £750,000

Located in a quiet close nestling the South Downs National Park is this modern detached family home with a South Facing rear garden and extended ground floor accommodation. The property features a spacious 26' living room with a feature bay window and plantation shutters giving a bright outlook. From here there is an extended 24' kitchen/dining room with modern high gloss units, granite work tops and plenty of space for a dining table and chairs. The integral garage has been cleverly converted to create a spacious double room ideal for children to play, as an office or simply a ground floor bedroom. Also on the ground floor there is a modern cloakroom with a white suite. On the first floor there are four good size bedrooms all with fitted wardrobe cupboards a family bathroom and en-suite shower room to the main bedroom, all boasting white sanitary ware. Outside the larger than average plot has a South Facing rear garden with far reaching views and large side return. At the front of the property there is a private driveway with parking for two vehicles. Viewing highly recommended, exclusive to Spencer & Leigh.

COUNCIL TAX BAND E: £2,722.99 2023/2024



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
26'11 x 18'8

Kitchen/Dining Room
24'3 x 9'8

GF Cloakroom/WC

Bedroom
16'11 x 8'0

Stairs rising to First Floor

Bedroom
16'1 x 11'1

En-suite Shower Room

Bedroom
12'4 x 8'1

Bedroom
11'3 x 8'1

Bedroom
10'10 x 9'5

Bathroom

OUTSIDE

Rear Paved Garden

Views

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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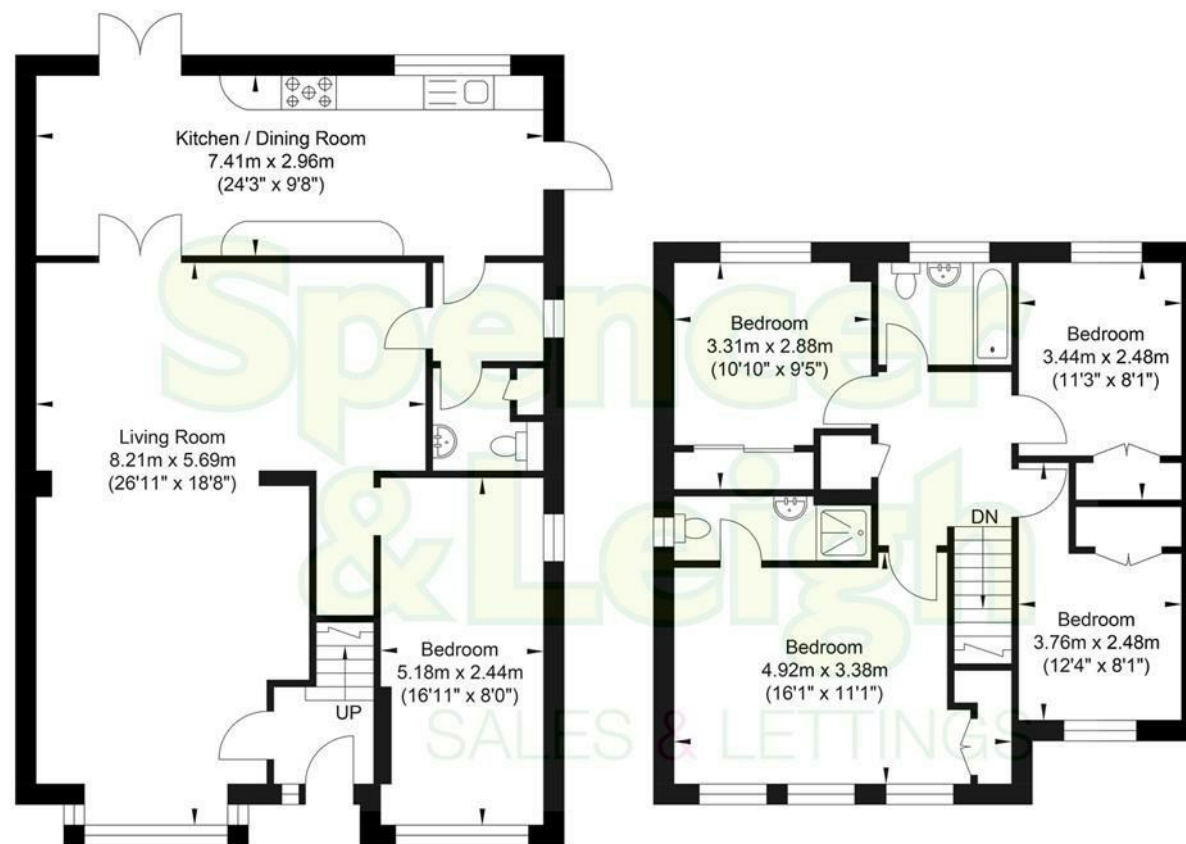
Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Windmill View



Ground Floor
 Approximate Floor Area
 853.57 sq ft
 (79.30 sq m)

First Floor
 Approximate Floor Area
 582.11 sq ft
 (54.08 sq m)

Approximate Gross Internal Area = 133.38 sq m / 1435.69 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.