

Spencer
& Leigh

107 Windmill Drive, Westdene, Brighton, BN1 5HH

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Guide Price £550,000 - £575,000 Freehold

- Detached split level bungalow
- Potential to extend in the loft and at the rear STNC
- Three good size bedrooms
- Southerly facing living room with terrace/views
- Spacious kitchen/dining room
- Bathroom & separate WC
- Level lawned rear garden backing onto farmland
- Private driveway, parking & garage
- Double glazing & gas central heating
- Exclusive to Spencer & Leigh

GUIDE PRICE £550,000 - £575,000

Ideally situated for access to the South Downs National Park and backing on to farmland is this delightful split level bungalow with potential to extend STNC. The property features UPVC double glazing, gas central heating, a private driveway, parking and a garage. As you rise up the steps from the street you are met with delightful views over the Valley to South and beyond. At the front of the property is a small terrace which is large enough for a small table and chairs to further enjoy the view. Once inside the property there is a split level entrance hall which allows access to a Southerly facing reception room with large windows drawing in the natural light with plenty of space for sofas and a table and chairs to dine. The kitchen is also located at the front of the property embracing the lovely views and plenty of fitted cupboards and worktop space. Rising up a few stairs from the hallway leads to the three spacious bedrooms which span the rear of the property along with the bathroom and separate WC. Outside there is a good size level lawned rear garden and patio perfect for entertaining. Viewing is highly recommended, 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
Entrance Hallway
Reception Room
15'5 x 13'1
Kitchen
12'1 x 10'5
Bedroom
15'8 x 11'9
Bedroom
10'9 x 10'9
Bedroom
10'9 x 7'10
Bathroom
Separate Cloakroom
OUTSIDE
Rear Garden
Balcony
Garage
17' x 8'10
Property Information
Council Tax Band E: £2,857.63 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Private Driveway and unrestricted on-street parking
Broadband: Standard 15 Mbps, Superfast 44 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
Mobile: Fair/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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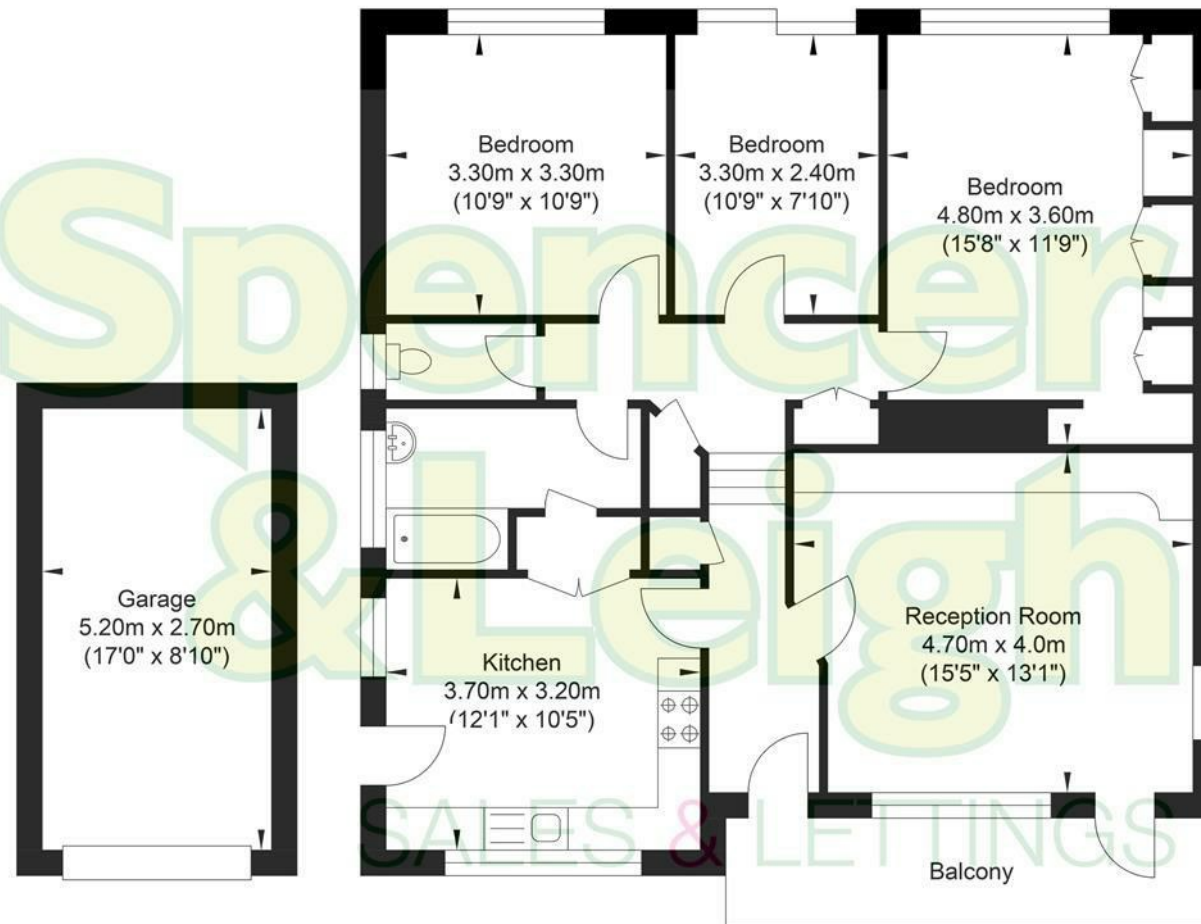


Council:- BHCC
Council Tax Band:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	85
(81-91) B		
(69-80) C		
(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

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Windmill Drive



Garage
Approximate Floor Area
151.12 sq ft
(14.04 sq m)

Approximate Floor Area
939.36 sq ft
(87.27 sq m)



Approximate Gross Internal Area (Excluding Garage) = 87.27 sq m / 939.36 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.