

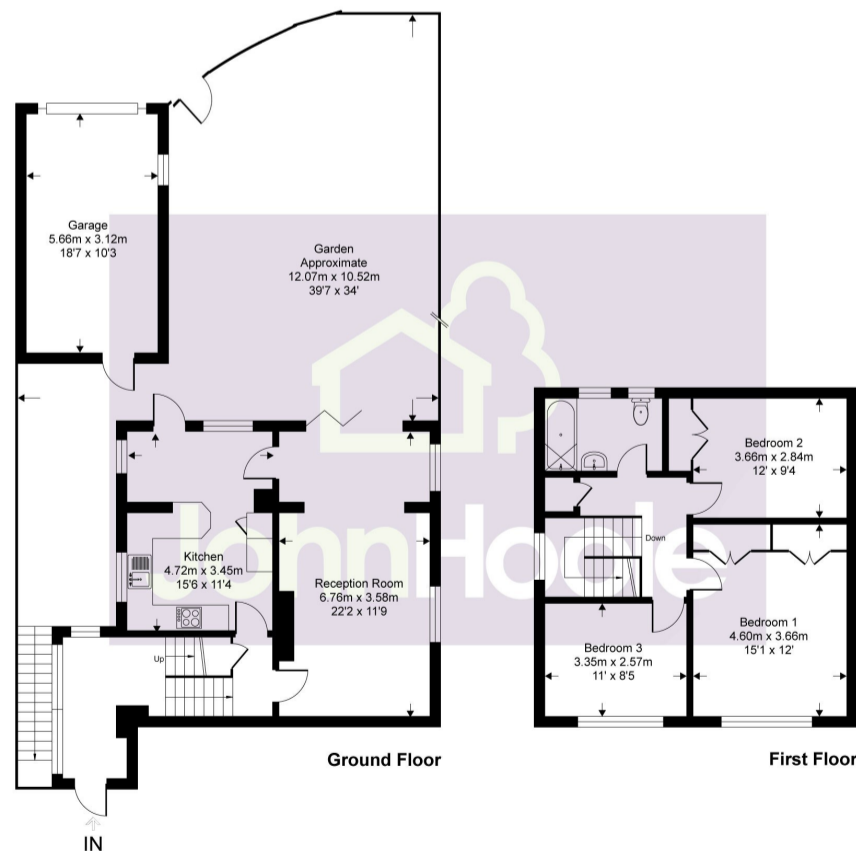


Windmill Drive, Brighton, BN1 5HJ
 £625,000



Windmill Drive, BN1

Approximate Gross Internal Area = 108.1 sq m / 1164 sq ft
 Approximate Garage Internal Area = 17.6 sq m / 190 sq ft
 Approximate Total Internal Area = 125.7 sq m / 1354 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(54-68)	D		
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	82
		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





John Hoole Estate Agents are delighted to offer for sale this detached family home, featuring a spacious 22' lounge and a generous 16' kitchen/breakfast room, along with a separate garage located at the rear.

One of the standout features is the split-level entrance hallway, accentuated by a striking vaulted ceiling. The lounge boasts a feature fireplace built into the wall, complemented by bi-fold doors that open onto a decked terrace, perfect for outdoor entertaining. The well-equipped kitchen includes an integrated oven and hob, ample storage and a convenient breakfast bar.

Upstairs, you'll find three well-proportioned bedrooms, including a master with built-in wardrobes, along with a modern family bathroom featuring an over-bath shower. The well maintained south-facing garden offers a raised decked terrace, an area laid to lawn and bordered with shrubs, all with lovely views over Brighton. The rear of the property provides access to a detached garage with an electric door, easily accessed via a driveway shared with two neighbouring garages.

Located in a prestigious area surrounded by green spaces and the South Downs, this home offers the best of both worlds—local amenities and excellent transport links, with the vibrant coastal city just a short walk or drive away. The A23/A27 are conveniently close, making it easy for commuters heading to the universities, Gatwick, or London.



- DETACHED FAMILY HOME
- DESIRABLE LOCATION
- THREE BEDROOMS
- GARAGE WITH AUTOMATIC DOOR
- SOUTH FACING GARDEN WITH LAWN AND DECKED TERRACE
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRAL HEATING
- PANORAMIC VIEWS

