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103 Windmill Drive

Brighton, BN1 5HH

Offers In The Region Of £550,000



103 Windmill Drive

- Detached Home in Elevated District of Westdene
- South Facing Lounge
- Kitchen / Breakfast Room
- Three Bedrooms
- Bathroom & W.C.
- Double Glazing
- Gas Central Heating
- Garage & Private Drive
- Potential to Extend & Remodel (SNPP)
- No Chain. Sole Agents.





Windmill Drive is located within the elevated and leafy Westdene district of Brighton, a highly regarded residential area well served by schools catering for all age groups. Preston Park Station, situated in Clermont Road, provides convenient northbound links to London and The City, while everyday shopping facilities can be found in nearby Patcham Village.

Built circa 1964, 103 Windmill Drive is a detached, double-fronted residence offering well-proportioned accommodation and excellent potential for improvement.

The property is entered via a welcoming entrance hall. To the left is the kitchen/breakfast room, while to the opposite side is a bright and spacious lounge with access onto a balcony, both enjoying a pleasant southerly aspect. To the rear of the property are three bedrooms, together with a bathroom and separate WC.

A pull-down ladder provides access to an extensive loft space, offering scope to create additional accommodation if required, subject to the necessary planning consents.

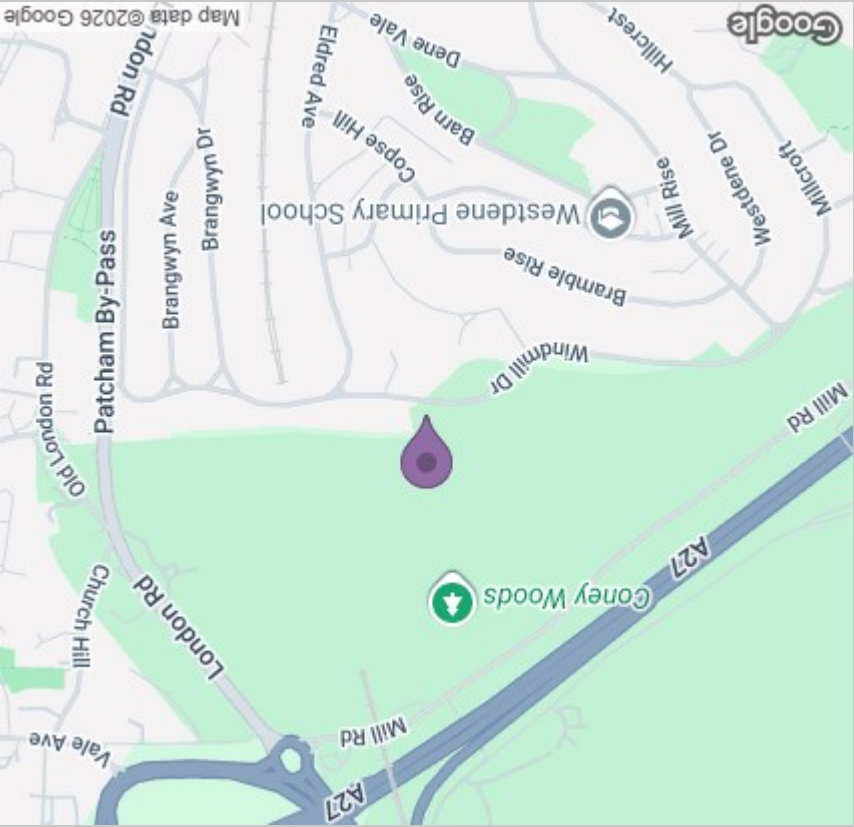
Externally, the property benefits from a private driveway leading to a good-sized single garage. Access is available on both sides leading through to the established rear garden which backs on to Coney Hill.



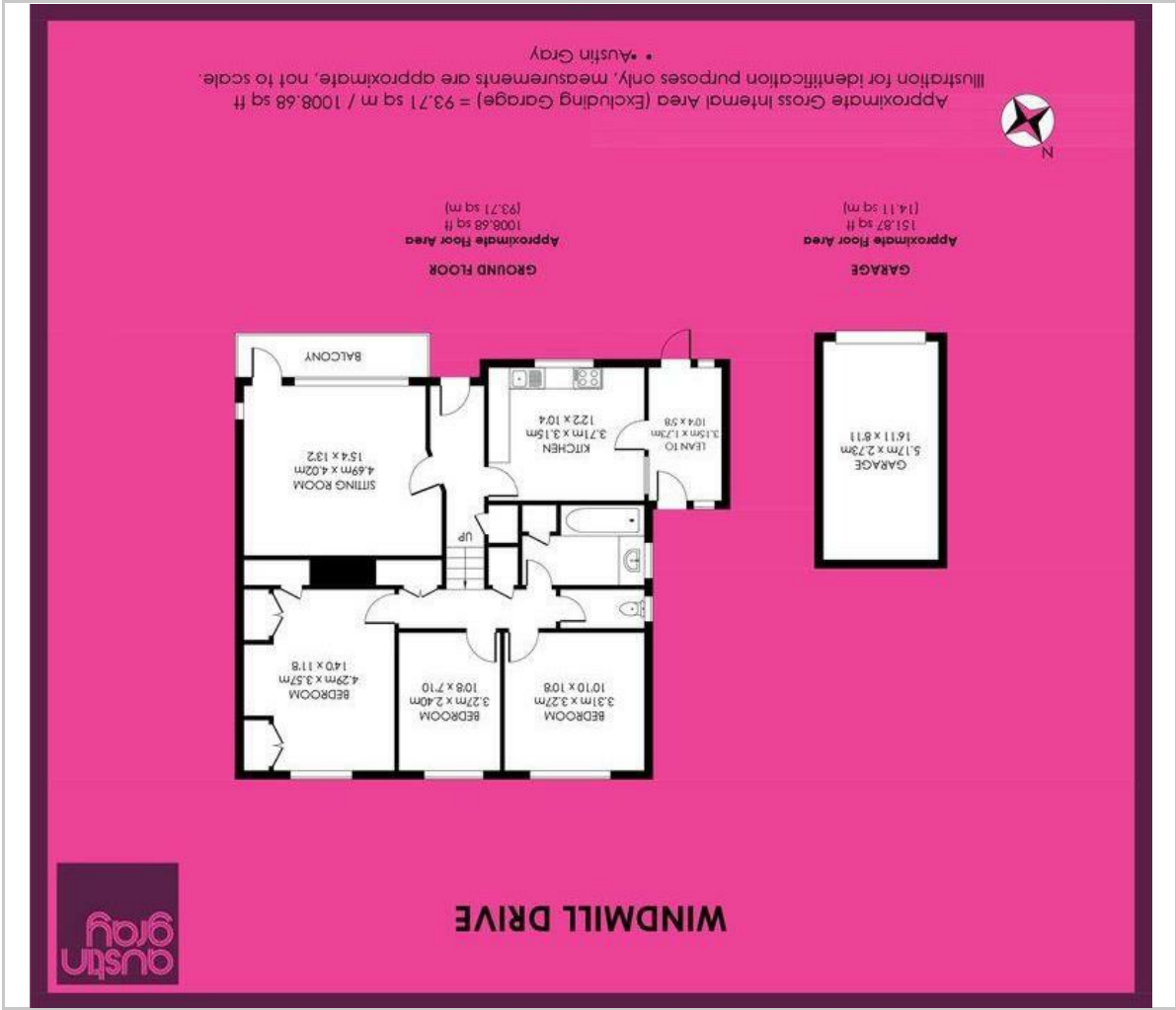
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Energy Efficiency Rating		Current	Potential
England & Wales EU Directive 2002/91/EC			
Not energy efficient - higher running costs G (1-20)			
F (21-30)			
E (31-40)			
D (41-50)			
C (51-60)			
B (61-80)			
A (81-91)			
Very energy efficient - lower running costs A (92-100)			
79			

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.