
Spencer
&Leigh
80 Mill Rise, Westdene, Brighton, BN1 5GH

# 80 Mill Rise, Westdene, Brighton, BN1 5GH

## Guide Price £475,000 - £500,000 Freehold

- Semi detached family home
- Three first floor bedrooms
- Spacious lounge with views
- Extended kitchen with space to dine
- Elevated front terrace with balustrade
- Large lawned rear garden with patio
- Garage with small hardstand space to the front
- Popular location with families
- Viewing highly recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £475,000 - £500,000

Situated in a prime location in popular Westdene is this versatile three-bedroom semi-detached home. Whilst requiring some modernisation, the property offers an excellent home in a prime location. The ground floor accommodation offers a 15'9 lounge with double-glazed windows overlooking the sun terrace and an extended kitchen/dining room with a range of wall- and base-mounted matching cupboards & drawers. On the first floor, there are three bedrooms, with the master having a dual aspect with double-glazed windows overlooking the front with far-reaching views & rear windows overlooking the garden. Additionally, on this level there is a family bathroom and separate WC. Further benefits include gas central heating and double glazing. To the front of the property there is an integral garage with a sun terrace above, and to the rear there is a lawned garden with a sunny aspect. Similar properties in the road have extended at the rear to create an additional reception room and bedroom. Viewing is highly recommended by the vendors' exclusive agent Spencer & Leigh.



Mill Rise is considered a sought after residential road in the popular area of Westdene. Patcham Old Village with its many amenities is only a short walk away as are Westdene shops. For families with children there is a choice of schools catering for all ages. Withdean Stadium is near at hand with all its sporting facilities . Preston Park mainline railway station is approximately one mile away along with easy access to road networks in and out of the city.







Entrance

Entrance Hallway

Living Room
15'9 x 11'3

Kitchen/Dining Room
14'7 x 14'1

Stairs rising to First Floor

Bedroom
15'9 x 11'3

Bedroom
12'2 x 10'3

Bedroom/Study
9'6 x 6'7

Family Bathroom
5'9 x 5'4

Separate W/C
5'9 x 2'10

OUTSIDE

Terrace

Rear Garden

Garage
16' x 8'5

Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Garage and un-restricted on-street parking
Broadband: Standard 14 Mbps, Superfast 68 Mbps, Ultrafast 1800 Mbps 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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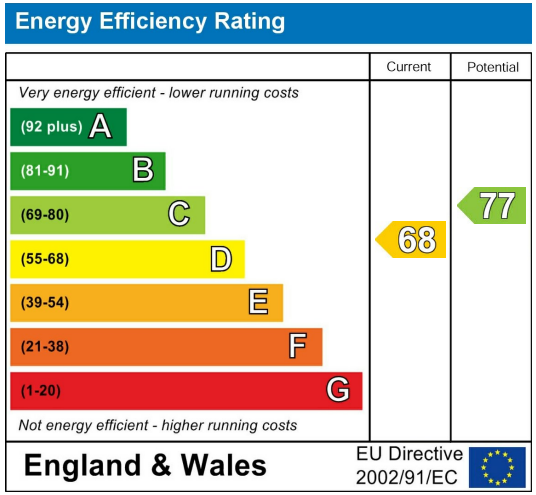








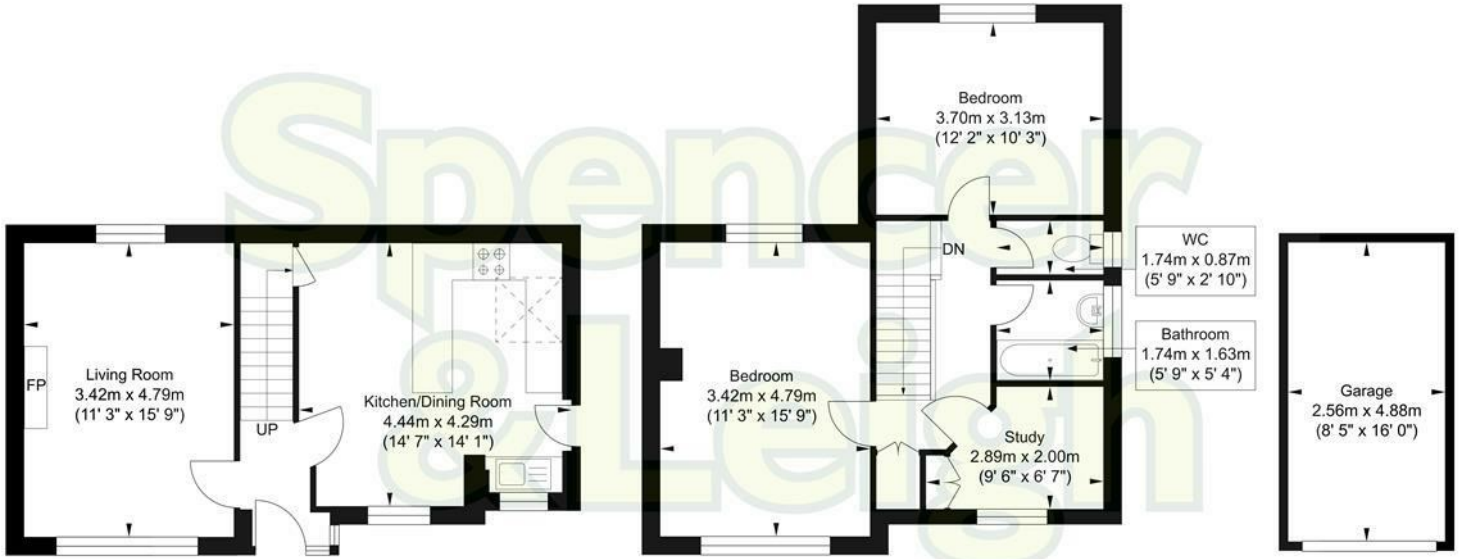

Council:- BHCC
Council Tax Band:- D




The Property Ombudsman SALES

The Property Ombudsman LETTINGS

# Mill Rise




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Ground Floor
Approximate Floor Area
431.20 sq ft
(40.06 sq m)

First Floor
Approximate Floor Area
496.75 sq ft
(46.15 sq m)

Garage
Approximate Floor Area
134.23 sq ft
(12.47 sq m)

Approximate Gross Internal Area (Excluding Garage) = 86.21 sq m / 927.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.