



**11 Mill Rise, Brighton, BN1 8FF**  
**£550,000**

A spacious three bedroom, two reception room, detached, family home enjoying a corner position within the elevated Westdene district of Brighton with a pair of garages and considered to be in need of some general modernisation throughout.

Mill Rise is to be found in the heart of the elevated Westdene district of Brighton and with local shopping facilities which can be found in nearby. Bus services run close by providing access into the vibrant city centre, seafront and promenade. Schools catering for all age groups are well represented within the local area particularly Westdene Primary school which is only a few minutes' walk. Excellent road links with A23/A27 close by provide access in all directions, whilst Preston Park mainline station is to be found in Clermont Road providing links with London/the city.

Offered for sale with immediate vacant possession and no onward chain, this lovely, spacious, family home offers the new owner the opportunity to modernise the property to their own specific requirements whilst enjoying far-reaching views, off-road parking, two garages and wraparound veranda.

Steps rise up to a double glazed entrance porch opening into an L-shaped entrance hall which currently has a number of storage cupboards including a utility cupboard.

Dual aspect sitting room with east and westerly views enjoys far-reaching rooftop views, whilst on the opposite side of the house is another dual aspect double bedroom that was formerly two separate rooms.

The kitchen/breakfast room has a range of cupboards, drawers and built-in appliances and lends itself to updating, whilst a double glazed window overlooks the rear garden and a glazed door and window to one side overlooks and provides access out into a large side porch. Once in the porch a double glazed door leads out to the rear garden and a glazed door with windows on either side both overlook the Westdene Valley below whilst also allowing access to the side.

At the rear of the property is a bathroom/WC, whilst a dining room with double glazed sliding patio doors overlook and provide access out to the rear garden. An open tread carpeted staircase rises to the first-floor landing where there are numerous storage cupboards and access to the eaves. Two double bedrooms and separate shower room/WC are to be found at the front of the property and both enjoy uninterrupted views.

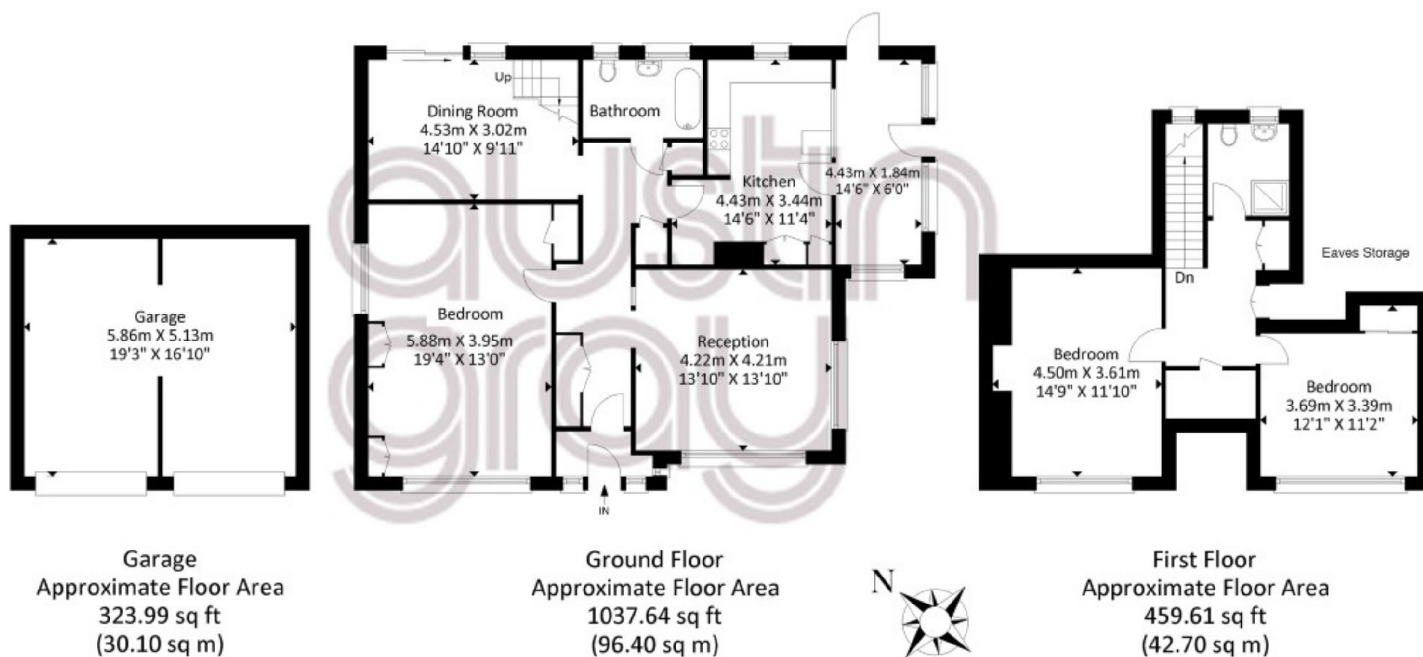
From the landing access can be gained into further area of roof storage which provides the possibility to create additional accommodation and reconfigure the existing accommodation if required, subject to any necessary permissions or regulations that may be required.

Gardens are arranged principally on three sides. The front has a large driveway providing off-road parking

and leads to 2 single garages. Gated access from the front leads round to a side lawned area and at the rear the garden there is an expanse of timber decking which leads onto a lawned garden with flower and shrub borders.



## Mill Rise, Westdene



Approximate Gross Internal Area = 169.20 sq m / 1821.25 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

**austin gray**

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