

the lifestyle

This bright family home is on a quiet road in the thriving community of Woodingdean which is near the sea and on the edge of the National South Downs Park. Popular with families and professionals, it has plenty of local shops, cafes and restaurants as well as a good primary school. The coastal Village of Rottingdean is nearby, Downland villages are on your doorstep and you are also only 8 minutes from the cosmopolitan Marina with its restaurants, health club and cinemas. About a 15 minute drive from Brighton's City centre and close to bus routes – with bus lanes, access along the coast and universities at Falmer is fast and frequent, so this spacious home can provide all of the best that the Sussex Coast has to offer!

what's around you

- Shops:** Local shops a 5 minute walk, Marina 8 minute drive
- Train Station:** Brighton Station about a 15 minute drive
- Seafront or Park:** The Downs about a 5 minute walk, the seafront is an 8 minute drive

closest schools:

- Primary:** Woodingdean Primary about a 6 minute walk
- Secondary:** Longhill
- Private:** Roedean, Brighton College

get in touch

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the bathroom

the property

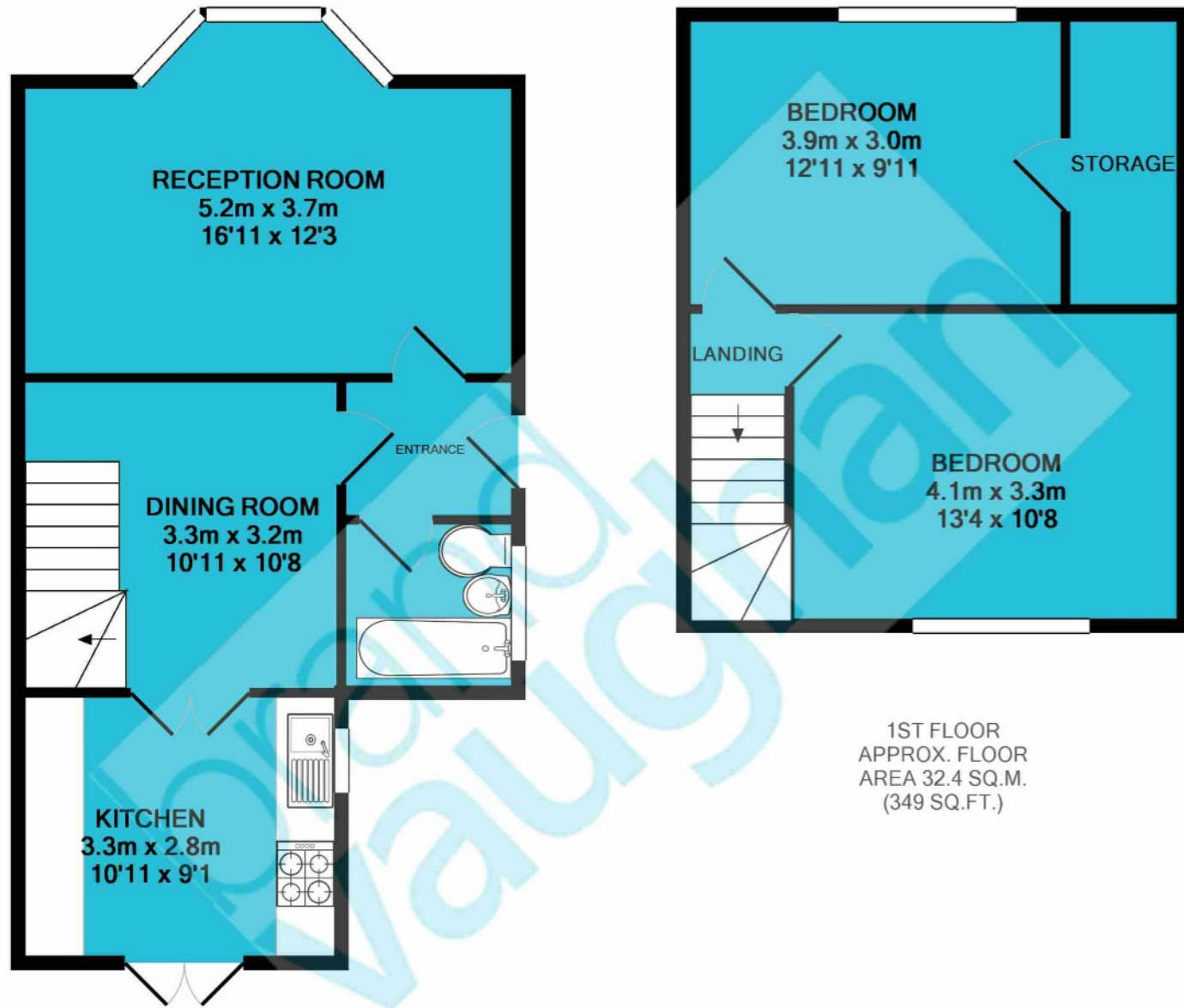
- 2 double
- 1
- 2
- 811 sq.ft.
- off-street
- large garden
- woodingdean

With room to grow with your family, this sunny two bedroom detached house has sea views at the front and a delightful, large garden at the back. The sociable living space flows well and this much loved home also has off street parking for your car. In the popular area of Woodingdean, which has a good primary school, hospital and local shops, cafés and restaurants almost at the bottom of the quiet street, you are also just ten minutes from central Brighton and the beach. On the edge of the South Downs National Park, you have the best of all worlds as you can enjoy the English Channel, walk or ride on the Downs or explore the picturesque coastal village of Rottingdean, and close to bus routes giving you independence from the car, it will appeal to families, weekenders or investors.



the dining area

the floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 43.0 SQ.M.
(463 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 32.4 SQ.M.
(349 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.4 SQ.M. (811 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only.



why you'll like it

In a safe and leafy location this neat house is privately set back and down from the road by a front garden and hard standing and with big energy efficient windows, you know that it will be bright but warm in winter as well as light and airy in the summer.

The entrance on the side is lit to guide you home at night and inside, the welcoming hallway has a high ceiling and practical, laminate floor. To the right, the spacious living room is full of afternoon sunshine streaming through the broad bay window which also brings in oblique views of the sea. The attractive period style fireplace, now has a quick, clean electric fire for cooler evenings, although we are told that it would be quite easy to restore the open fire if you prefer. Across the hallway, the modern bathroom is simple but stylish with natural light, a white suite and an Opal Triton shower above the bath, so water pressure isn't an issue.

From the lobby, the honey coloured flooring continues through ingenious folding doors into a bright and cheerful kitchen diner where a wood, flame effect fire adds character as well as warmth. Double doors between the dining and kitchen areas keep your options open, with French doors in the back wall opening out to the scents and sounds of the garden. Country in feel, there are plenty of cream shaker units which have a chic mix of wood and granite surfaces with sensible, heat resistant work tops on each side of the gas hob and electric oven, which are integrated. A butlers' sink with a brass tap is beneath a side window, and opposite, plumbing is in place for a dishwasher and a washing machine and there is also room for both an under counter fridge and freezer.

Outside, the large garden has a discreet, secure side passage, ideal for bikes and boards. The long lawn is made private by mature trees and shrubs with a path to one side leading up to the far end where you could sit quietly together when the children – or guests – have gone to bed, and this would also be a great spot to build a summer house or home office, as some neighbours have already done, subject to the usual consents.

Returning inside, upstairs the landing has access to an attic and the first of the quiet double bedrooms has restful views over the back garden and a fitted wardrobe which waits for you. The peaceful master bedroom spans the whole of the width of the building, with open views and glimpses of the sea and has a tall, deep cupboard which raises interesting ideas about en suites.



what the owner says

"It's friendly and quiet here, and we have enjoyed the space inside and out whilst being able to get to Brighton in just a few minutes"

