

FOR SALE



Woodingdean, Brighton
Offers Invited £325,000


MARTIN&CO

Woodingdean, Brighton

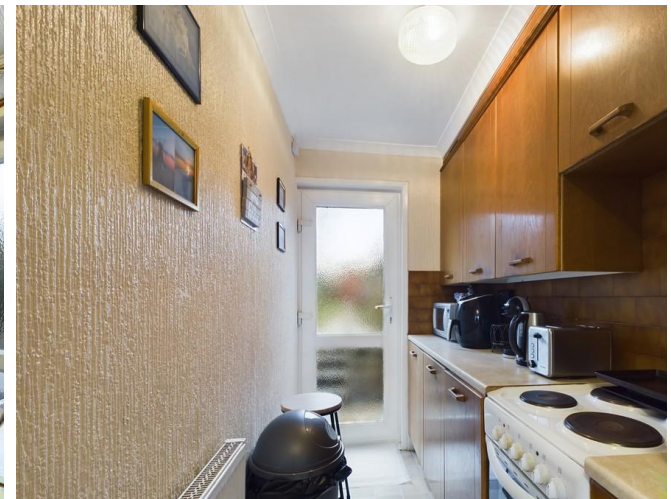
Offers Invited £325,000

- 2 DOUBLE BEDROOMS
- MID TERRACED HOUSE
- LARGE WESTERLY FACING GARDEN
- SPACIOUS LIVING ROOM
- CHAIN FREE

**** MID TERRACE HOUSE WITH LARGE GARDEN**** Looking for your first home in popular Woodingdean or investors looking for a property with plenty of potential. Situated in a sought after location, close to local

PROPERTY LOCATION The property is nestled within a popular residential area in Woodingdean with its easy access to local shops, on a bus route to Brighton, Brighton Marina and Rottingdean historic village and pebbled beach. Close by you have 2 primary schools to include Rudyard Kipling and Woodingdean primary schools. Longhill Secondary school is also nearby in Rottingdean. Woodingdean is within 5 minutes from the Sussex national park and gives easy access to the A27 which gives easy access to Brighton, Eastbourne, Crawley and London.

PROPERTY DESCRIPTION An opportunity to purchase a property which is ideal as your first home or for a investor looking for potential. Mid terraced and nestled within other



houses the property offers the following features:

Entrance Hallway - Access to living room and stairs to first floor.

Living room - Spacious room with windows facing westerly and access to:

Kitchen - Wall and floor mounted units separated into two areas, space for appliances. Fitted cupboards.

Stairs from entrance hallway to first floor landing.

Bathroom - Suite comprising of panelled bath, wash basin and low level WC.

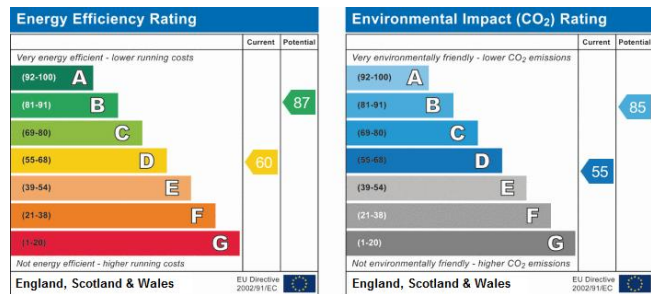
Bedroom 1 - Double room with windows overlooking rear garden

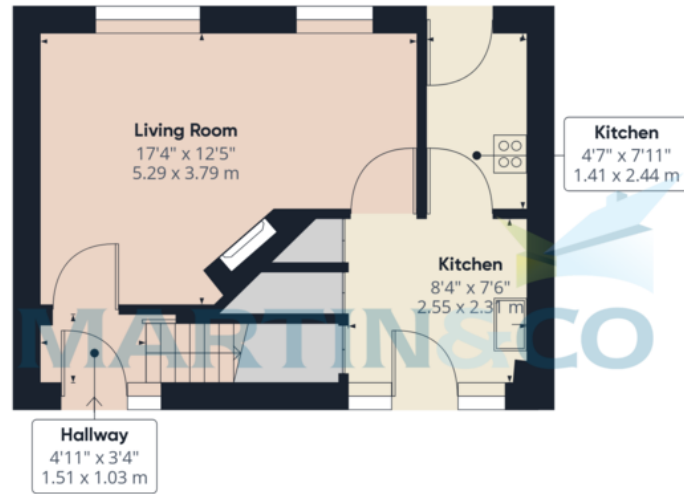
Bedroom 2 - Double room with small window to front and windows overlooking the rear garden.

Outside

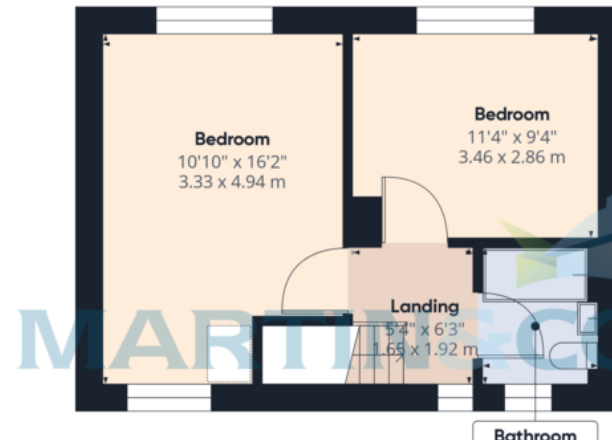
Front Garden - enclosed by hedging and driveway with off road parking for vehicle.

Rear Garden - Particular feature of the house this a large rear garden which is mainly laid to lawn with both end patio





Ground Floor



Approximate total area¹⁾
673.94 ft²
62.61 m²

Excluding balconies and terraces

While every attempt has been made to

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