

1a Briarcroft Road, Woodingdean, Brighton, BN2 6LL

Spencer
& Leigh



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Brighton, BN2 6LL

Price £600,000 - Freehold

- Modern semi detached home
- Thoughtfully arranged over three floors
- Three good size bedrooms all en-suite
- 28' Open plan lounge
- Bespoke kitchen & utility room
- Secluded lawn garden
- Private off road parking
- Contemporary styling
- No ongoing chain
- View of sea & farmland

This delightful modern semi-detached house is set over three floors and features a 27' reception room, three double bedrooms all benefitting from en suites, whilst spanning 1,869 sq ft. Located in a popular location in Woodingdean, this property offers ample space for a growing family or those who love to entertain. The cosy reception room is perfect for relaxing evenings, while the bedrooms provide privacy and tranquillity for a good night's sleep.

One of the standout features of this property is the parking provision. It offers space for three vehicles, making parking convenient for you and your guests. Whether you have a growing car collection or simply enjoy the convenience of off-street parking, this property is a great fit.

This beautiful house is nestled in a peaceful neighbourhood yet close to all the amenities that Brighton has to offer. With its generous living space, modern bathrooms, and convenient parking, this property perfectly suits comfortable living.

Outside, the two lower ground floor bedrooms benefit from private patios, whilst a side garden is accessed from the kitchen. Additionally, this home benefits from a further strip of land/garden that is currently overgrown.

Don't miss the chance to make this house your own. Schedule a viewing today and experience the charm of Briarcroft Road for yourself!



Woodingdean is an eastern suburb of the city of Brighton and Hove, separated from the main part of the city by downland and the Brighton Racecourse and still holds some attributes of a village, including two sets of shops. Woodingdean today has dynamic social and religious communities of clubs, associations and organisations which also include sports and leisure facilities. Travel networks in and out of the city are easily accessible.



Entrance
 Entrance Hallway
 Kitchen/Sitting Room
 27'10 x 16'9
 G/f Cloakroom
 Stairs lowering to Lower Ground Floor
 Bedroom
 15'1 x 15'1
 En-suite Shower Room/WC
 Bedroom
 15'1 x 13'5
 En-suite Shower Room/WC
 Utility Room
 10'2 x 5'2
 Stairs rising to First Floor
 Bedroom
 15'8 x 15'1
 En-suite Bathroom/WC
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band E: £ 2,857.63 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Off road parking and un-restricted on street parking
 Broadband: Standard 3 Mbps, Superfast 67 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)
 Mobile: Fair 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:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Briarcroft Road



Lower Ground Floor
Approximate Floor Area
631.30 sq ft
(58.65 sq m)

Ground Floor
Approximate Floor Area
631.30 sq ft
(58.65 sq m)

First Floor
Approximate Floor Area
606.11 sq ft
(56.31 sq m)

Approximate Gross Internal Area = 173.61 sq m / 1868.72 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.