

Spencer
& Leigh



10 Burnham Close, Woodingdean, Brighton, BN2 6SH

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Guide Price £600,000 - Freehold

- Detached family home
- Three/four bedrooms
- Set over three storeys
- Quiet cul-de-sac location
- Well presented throughout
- 25' x 21' Open plan living/kitchen/dining room
- Shower room, Family Bathroom and Separate Cloakroom/WC
- Private driveway for several vehicles and garage
- South facing rear garden
- Internal inspection highly recommended

GUIDE PRICE £600,000 - £650,000

This exceptional detached house, offering flexible three to four-bedroom accommodation, presents a unique opportunity to acquire a truly individual home in a sought-after Brighton location. Set over three storeys, the property boasts a quirky yet highly functional layout that maximises space and light, creating an inviting and comfortable living environment. From the moment you approach, the immaculate presentation is evident, reflecting the care and attention given to this residence.

Situated within a peaceful cul-de-sac, this home offers a tranquil retreat from the hustle and bustle, while still providing excellent access to all that Brighton has to offer. The property benefits from a private driveway, ensuring convenient off-road parking, in addition to a valuable garage, perfect for secure vehicle storage or as a versatile workshop space. WE LOVE the sense of privacy and community this location affords.

Step inside to discover two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The flexible layout allows for a dedicated dining area and a comfortable living room, or perhaps a home office, catering to a variety of lifestyle needs. The design seamlessly integrates the different levels, creating an interesting flow throughout the house.

The three/four bedrooms are thoughtfully arranged, offering comfortable sanctuaries for all residents. The two bathrooms are modern and well-appointed, ensuring convenience and style. Every detail within the property contributes to its overall immaculate condition, making it ready for immediate enjoyment without the need for extensive work.

One of the standout features of this property is its delightful south-facing garden. This sun-drenched outdoor space provides the perfect setting for al fresco dining, gardening, or simply relaxing and enjoying the Brighton sunshine.



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/Living/Dining Room
25'7 x 21'11

G/f Cloakroom/WC

Stairs lowering to Lower Ground Floor

Bedroom
16'4 x 11'9

Bedroom
10'2 x 9'10

Snug
11'5 x 8'10

Shower Room/Utility Area

Cloakroom/WC

Stairs rising to First Floor

Bedroom
14'5 x 11'9

Bath/Shower Room/WC

OUTSIDE

Rear Garden

Garage
15'5 x 8'6

Property Information

Council Tax Band E: £3,001.52 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on-street parking

Broadband: Standard 5 Mbps, Superfast 52 Mbps and Ultrafast 1000 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:- E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales		EU Directive 2002/91/EC

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Lower Ground Floor
Approximate Floor Area
562.52 sq ft
(52.26 sq m)

Ground Floor
Approximate Floor Area
696.85 sq ft
(64.74 sq m)

First Floor
Approximate Floor Area
317.32 sq ft
(29.48 sq m)

Approximate Gross Internal Area (Including Garage & Excluding Eaves) = 146.48 sq m / 1576.69 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.