



24 Briarcroft Road, Brighton, BN2 6LL

£650,000

**CarruthersandLuck**  
SalesandLettings



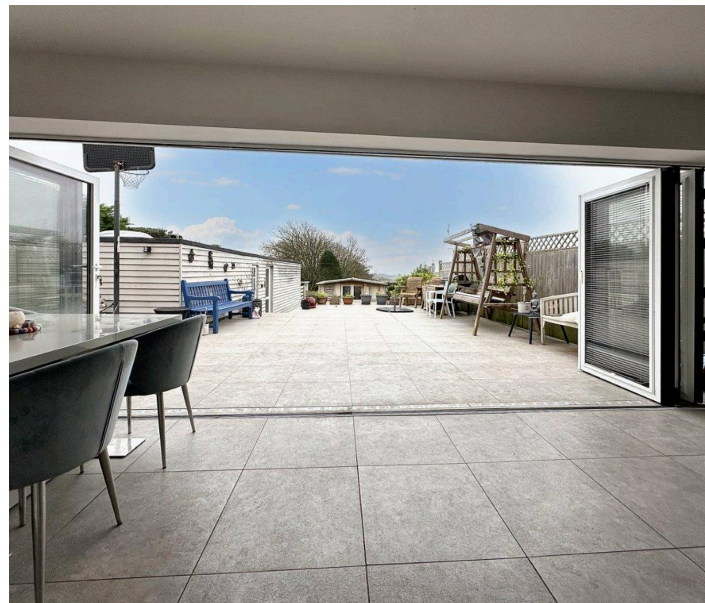
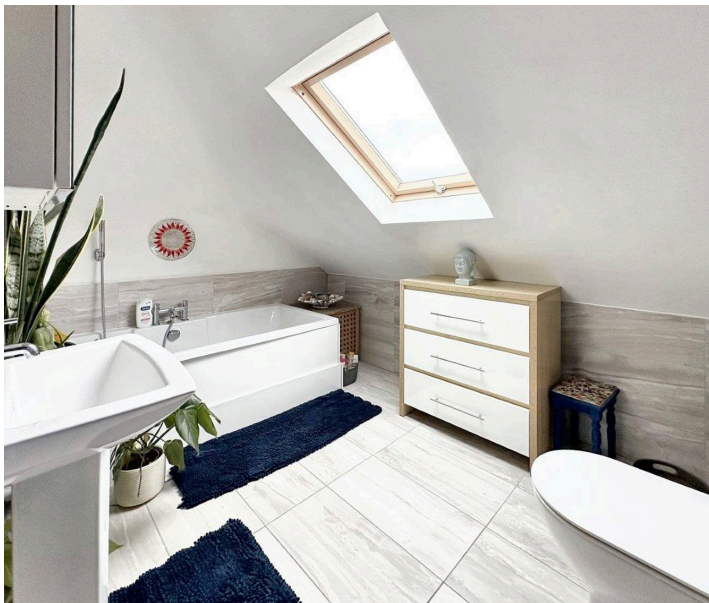


## 24 Briarcroft Road

### Woodingdean

A recently extended and much improved 3/4 bedroom semi detached chalet bungalow. The current owners have invested a lot of time and money into the property and have created a bright, spacious and well appointed home with a feature kitchen that has full width by-fold doors leading out to a large paved sun terrace with a seamless floor from the kitchen. There are also two detached annexes, each with shower facilities, ideal for creating a home income (which both currently do).

The property has a useful entrance porch with a glass door leading to a 22 ft hallway that looks through the hall, kitchen and out to the garden, with views in the distance. The Lounge is at the front of the property but could also be a fourth bedroom, should someone use the current dining area in the open plan kitchen as the main lounge. The open plan kitchen/dining room spans the rear of the property and has full width by-fold doors to the garden. A feature of the room is the tiled floor which matches the patio area so appears seamless. The kitchen has been fitted with a range of modern pale blue units on two walls with an extensive range of base cupboards, drawers and fitted matching wall units. There is also a large breakfast bar with space for four kitchen stools. The kitchen has an integrated oven, hob, dishwasher and space for a large fridge/freezer. The remaining area is currently used as a dining space but could also incorporate a lounge area for an open plan style of living.





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## Woodingdean

ANNEXE 1 26'1" x 8'8". The Annexe has a shower room, kitchen/lounge and bedroom area's with French doors that open out onto a private raised deck, (just to for the annexe). There is a separate fuse board and heating but the Annexe is still billed with the main house.

ANNEXE 2 17' x 12'. Main living/bedroom area. Kitchen units and a shower room.

### ENTRANCE PORCH

HALL 22'1" in length (6.73m)

LOUNGE 10'6" x 10'3" (3.20m x 3.12m)

KITCHEN/DINING ROOM 23'4" x 17'1" (7.11m x 5.20m)

BEDROOM 3 15'8" x 8'5" (4.77m x 2.56m)

BATHROOM 8'4" x 8' (2.54m x 2.43m)

### UPSTAIRS

BEDROOM 1 13'1" x 9'9" (3.98m x 2.97m)

BEDROOM 2 9'10" x 9'9" (2.99m x 2.97m)

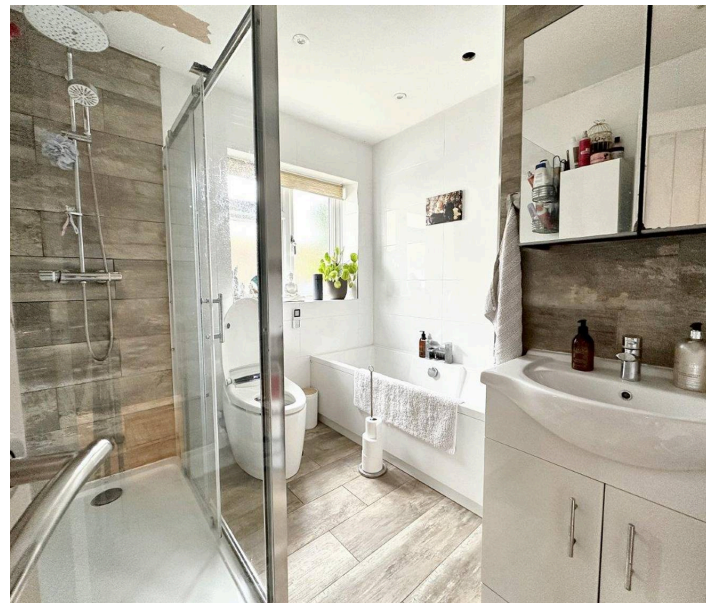
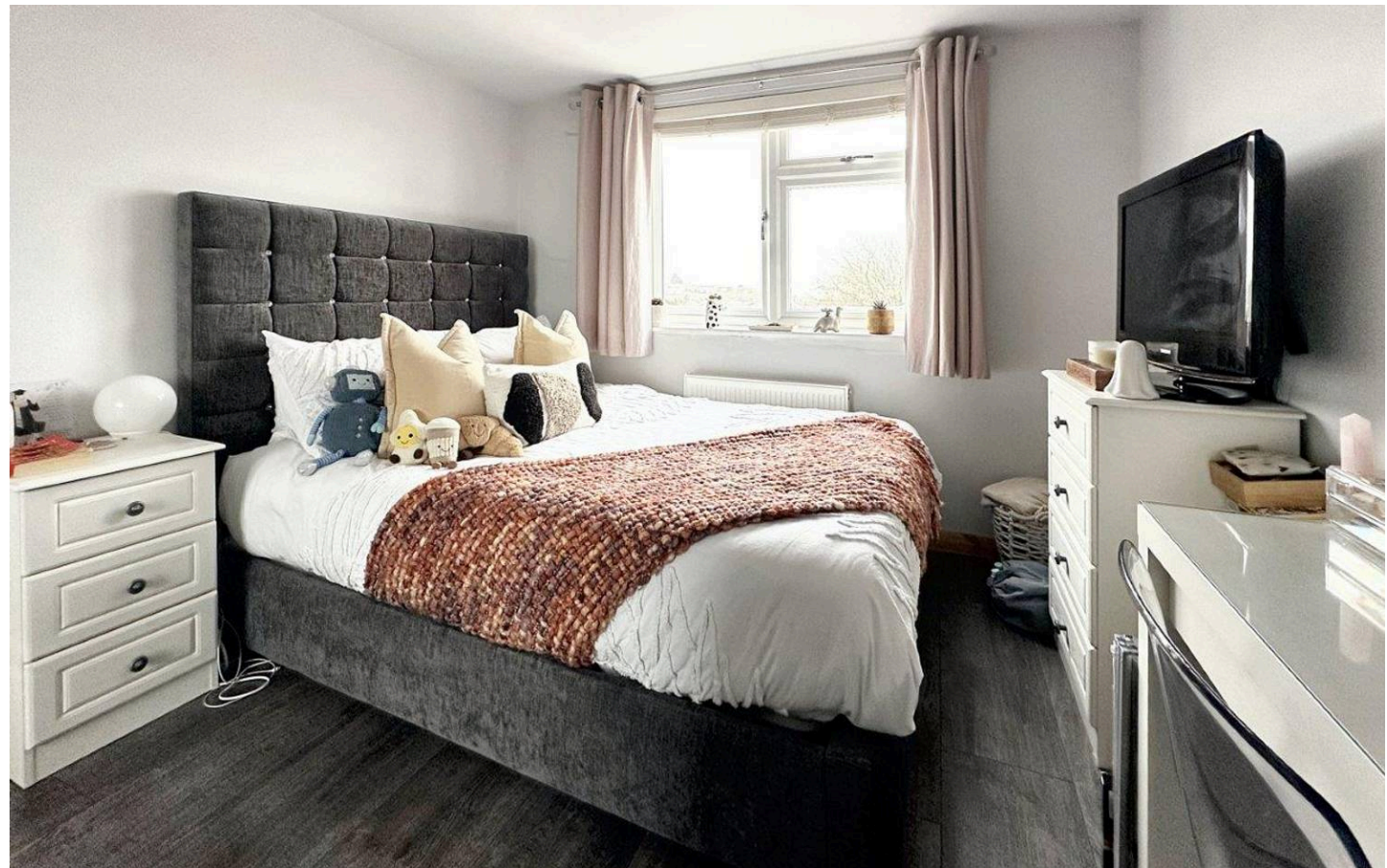
BATHROOM 9'11" x 7'9" (3.02m x 2.36m)

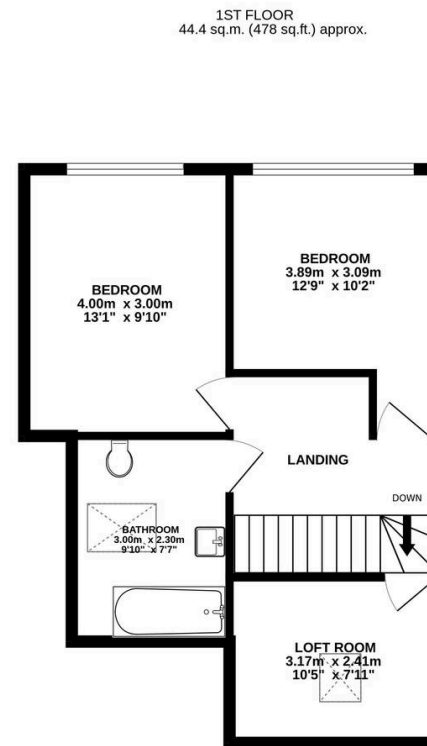
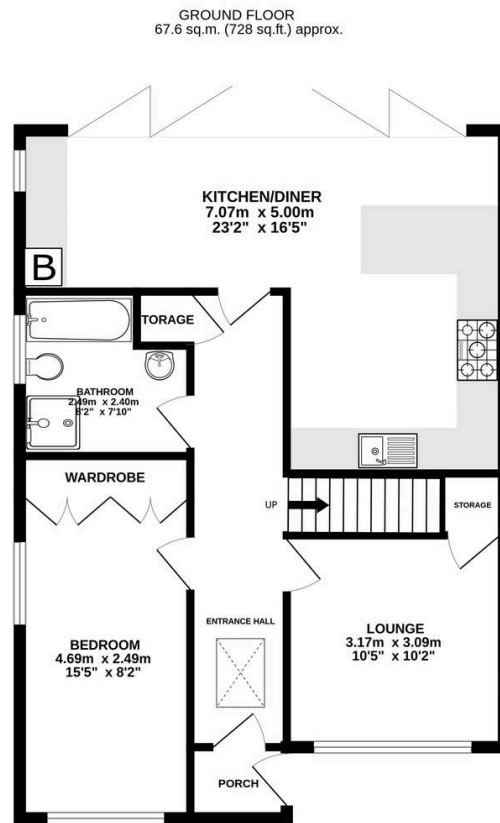
### GARDENS

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





24 BRIARCROFT ROAD WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA : 112.0 sq.m. (1205 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



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