



26 McWilliam Road, Brighton, BN2 6BE

Price guide £375,000 Freehold

A DETACHED 3 BEDROOM CHALET BUNGALOW situated on a CORNER PLOT in this popular SOUGHT-AFTER ROAD. The property benefits from a large open plan lounge/diner, a PRETTY REAR GARDEN and a GARAGE which is accessed via private driveway. There is a little MODERNISATION REQUIRED but the house would make a beautiful family home. Offered CHAIN FREE, internal inspection is highly recommended. Energy Rating: D68 Exclusive to Maslen Estate Agents

Double glazed front door with double glazed window to side.

Porch

Front door to:

Hallway

Radiator, cupboard housing electric meter & fuse box, understairs storage cupboard housing gas meter.

Lounge/Dining Room

Triple aspect room with double glazed windows overlooking front, side and rear. 4 x radiators, storage cupboards in chimney breast recess, wall mounted shelving, tiled fireplace surround with hearth, wooden mantle over.

Bedroom

Double glazed bay window overlooking front, radiator, fitted wardrobe cupboards with hanging rail & shelving and sliding mirrored doors, 2 x additional shelved storage cupboards.

Shower Room

White suite comprising vanity unit with wash basin & storage below, low level WC with push button flush, wall mounted shower fitment with shower curtain, rail & folding base screen. Additional fitted storage units, chrome ladder style heated towel rail, tiled walls, recessed spotlights, double glazed patterned window.

Kitchen

Fitted kitchen with range of wall & bases unit, worktop surfaces over, inset stainless steel sink unit with double drainer, electric cooker point, space & plumbing for washing machine, tiled splashbacks, fitted shelved larder cupboard, double glazed window to rear overlooking rear garden, double glazed side door with window beside, coved ceiling, extractor fan.

First Floor Landing

Shelved storage cupboards, shelved linen cupboard with radiator.

Bedroom

Double glazed window to side with views across rooftops towards the sea, radiator, vanity unit with wash basin & storage cupboard below, tiled splashbacks, fitted wardrobe cupboard with hanging rail.

Bedroom

Double glazed window to side, fitted wardrobe cupboards with hanging rail & shelving, radiator, wash basin with tiled splashback, wall mirror tiles & wall light point, hatch access to eaves space with wall mounted 'Worcester' boiler.

Outside

Rear Garden

Covered paved patio with lights. Lawned section with raised flowerbed planters, enclosed by shrubs, water butt, gated side access.

Lean To

To side of property with outside light power points, wall mounted shelving. Previously used to grow vegetables.

Garage

with electrically operated door to front, double glazed window & door to rear, accessed via private driveway.

Front Garden

Lawned front garden with pathway to front door, flowerbed planters, enclosed by walling.

Total approx floor area

156.9 sq.m (1,689 sq.ft)

Council Tax Band D

V4

LOCATION

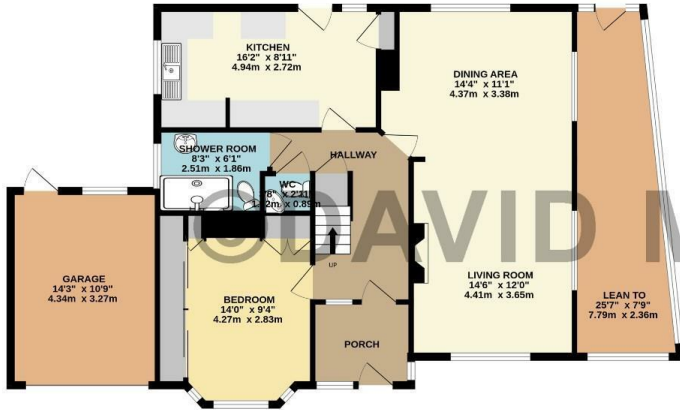
McWilliam Road is located in popular North Woodingdean, with local shops and the library in nearby Warren Road, which also has bus stops giving access to both Brighton town centre and Rottingdean.

For those with children Woodingdean has two primary schools; these are Woodingdean Primary school and Rudyard Kipling Primary school as well as not being far from Longhill secondary school. Buses travelling into the city can be easily connected to form routes to other school such as Cardinal Newman and Vardean both of which also boast sixth forms.

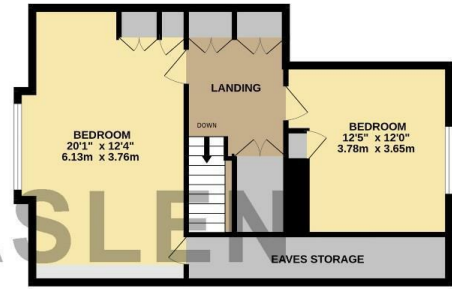
Local parks can be found in Bexhill Road and Rudyard Road, there is also a larger park which is in Happy Valley with popular walks for dogs and their owners. There are also several access routes for dog walkers, runners/hikers and cyclist which take you on various nature trails over the Downs and Farmland. McWilliam Road is just a short walk to the Drove Road which runs along the back of Woodingdean and links up with the cycle route to Falmer Village and the Amex Stadium and further Downland Walks in Bullock Hill.



GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.

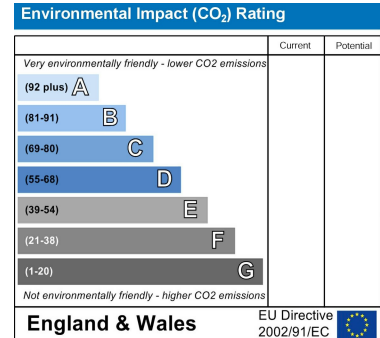
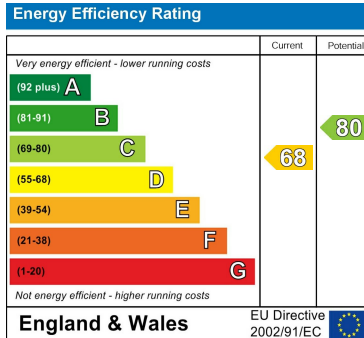


1ST FLOOR
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1689 sq.ft. (156.9 sq.m.) 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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IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

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