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35B Crescent Drive North, Brighton BN2 6SP

Offers in excess of £650,000 Freehold



35B Crescent Drive North, Brighton BN2 6SP

Under construction and due to be completed around the end of April, this substantial 4 bedroom detached house situated in a sought-after road offers flexible family accommodation arranged over 3 floors. There is an open-plan living/dining room which leads to the stylish kitchen/breakfast room, which has doors opening on to a terrace overlooking Woodingdean and taking in the amazing views to the sea. The property boasts a family bathroom, a cloakroom and 2 en suites, as well as a utility room and a separate study/cinema/games area. There will be off road parking and a rear terraced garden.

Composite front door with 4 small panels of frosted glass, leading to:

Hallway

Range of built-in cupboards - one housing 'Ideal' boiler, one housing electric fuses, one with double doors which is ideal for cloaks/shoes, radiator, stairs to first floor, cupboard under stairs housing water pressure pump.

Utility Room

Tiled floor, stainless steel single drainer sink unit with mixer tap, cupboards below and above.

Office/Study/Games Area

Radiator.

Bedroom

uPVC double glazed windows to front, radiator, door to:

En Suite Shower Room

Shower with sliding doors and mains fed shower, vanity unit with wash hand basin, mixer tap, low level close coupled WC. Tiled walls, tiled floor.

First Floor Landing

uPVC double glazed window to side with opaque glass, uPVC double glazed window to front with views over rooftops to the sea, stairs to second floor, radiator,

Lounge/Dining Room

uPVC doors & full height windows either side and leading to garden, two radiators, double doors leading to:

Kitchen/Breakfast Room

Kitchen Area: Range of wall & base units, pull out drawer unit housing bin/recycling bin, integral dishwasher, built in hob with light and extractor/filter over, built in 'AEG' double oven, built in 'Lamona' fridge & freezer. Breakfast area: Space for table & chairs, uPVC double glazed sliding doors to roof terrace with amazing views over Woodingdean to the sea.

Cloakroom

Low level close coupled WC, vanity unit with wash hand basin with mixer tap, ladder style heated towel rail, tiled floor.

Second Floor Landing

uPVC double glazed window with opaque glass, built in cupboard. Doors to bedrooms

Bedroom

uPVC double glazed window to rear overlooking garden, radiator.

Bedroom

uPVC double glazed window to rear overlooking garden, radiator.

Family Bathroom

Bath with mixer tap, vanity unit/wash hand basin with mixer tap, low level close coupled WC, shower cubicle with mains fed shower, tiled floor, part tiled walls, double glazed Velux window, ladder style heated towel rail, built in cupboard.

Master Bedroom

uPVC double glazed full height windows and uPVC double glazed sliding doors with opaque glass Juliet balcony, amazing views over Woodingdean to the sea and Downs. Door to:

En Suite Shower Room

Shower cubicle with glass panel & glass sliding doors, mains fed shower, tiled ceiling, ceiling mounted extractor, tiled floor, uPVC double glazed Velux window, ladder style heated towel rail.

Outside

Front Garden

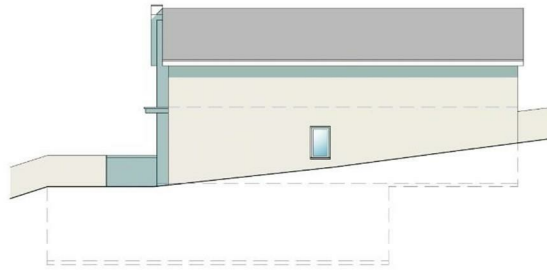
Still under construction. There will be off road parking.

Rear Garden

A tiered rear garden with steps and railway style sleepers, the garden is in the process of being landscaped but we understand there will be some plants added.



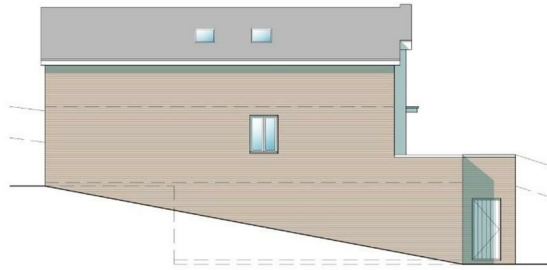
Proposed Front / South Elevation



Proposed Side / East Elevation



Proposed Rear / North Elevation

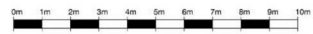


Proposed Side / West Elevation

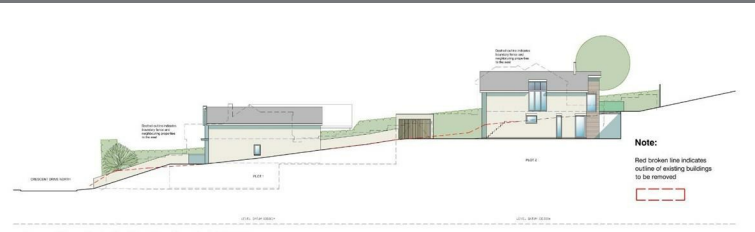
Planning

- D 250621 Minor fenestration changes
- C 180616 Internal alterations & minor fenestration changes
- B 230816 Extended scheme
- A 030316 Level access added & fenestration changes to east & west elevation

This design shall be approved by local authority.
 No guarantee is given that the design, in drawings, is to be considered as a final design, or that the design will be approved by the local authority.
 Project: 35 Crescent Drive North Brighton, BN2 6SP
 Drawing: Proposed Elevations - Plot 1
 Scale: 1:100@A3 Date: June 2013
 17a Wilbury Avenue, Brighton, BN1 1AB Tel: 01273 202300 Fax: 01273 202301 Email: info@turnerassociates.co.uk
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Proposed Elevations - Plot 1 Scale 1:100@A3



Proposed Long Site Section / West Elevation Scale 1:200@A3

Note:
Red broken line indicates outline of existing buildings to be removed.
Green areas shown are proposed.



Proposed Contextual Street Elevation facing Crescent Drive North Scale 1:200@A3

Planning

- F 250621 Minor fenestration changes to plot 1
- E 250616 Minor alterations & fenestration changes to plot 1
- D 180616 Internal alterations & minor fenestration changes to plot 1
- C 230816 Extended scheme

This design shall be approved by local authority.
 No guarantee is given that the design, in drawings, is to be considered as a final design, or that the design will be approved by the local authority.
 Project: 35 Crescent Drive North Brighton, BN2 6SP
 Drawing: Long Site Section and Street Elevation
 Scale: 1:200@A3 Date: June 2013
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Proposed long site section & contextual street elevation. Scale 1:200@A3



Key

- Shows outline of existing buildings to be demolished
- Indicates existing trees retained
- Indicates proposed trees
- Shows outline of previous boundary

Planning

F 250621 Proposed changes



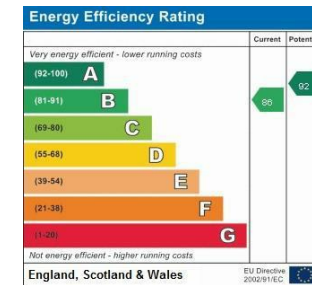
Proposed floor plans - Plot 1 Scale 1:100@A3

Planning

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 No guarantee is given that the design, in drawings, is to be considered as a final design, or that the design will be approved by the local authority.
 Project: 35 Crescent Drive North Brighton, BN2 6SP
 Drawing: Proposed Floor Plans
 Scale: 1:100@A3 Date: June 2013
 17a Wilbury Avenue, Brighton, BN1 1AB Tel: 01273 202300 Fax: 01273 202301 Email: info@turnerassociates.co.uk
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IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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