



134 Crescent Drive North

Woodingdean, BN2 6SF



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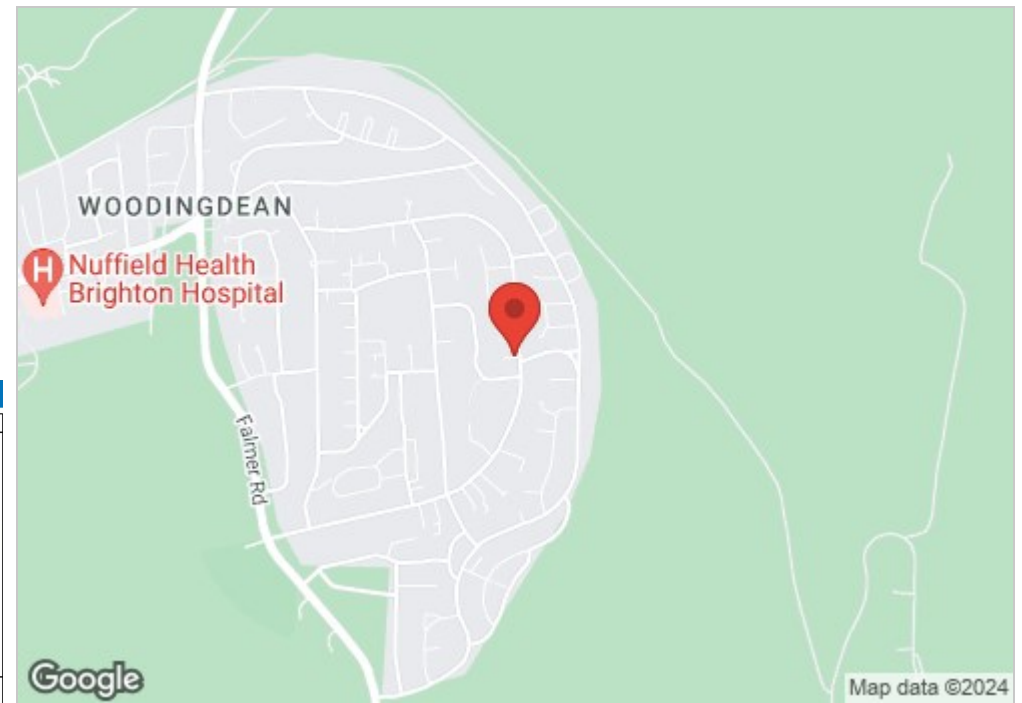
**Offers in excess of £250,000**

This charming one-bedroom, semi-detached bungalow, situated in the sought-after location of Woodingdean.

This property boasts an ideal location, just a short distance away from the South Downs, which offers idyllic settings for countryside strolls. Residents can enjoy seamless connectivity to Brighton City Centre and Brighton Railway Station, thanks to regular bus services, enhancing convenience for all.

As you step into this newly refurbished bungalow, you will be greeted by an inviting open-plan kitchen/living area, ideal for entertaining guests. The modern fitted kitchen adds a touch of sophistication, while the seamless flow is complemented by doors that lead to the patioed area at the rear. The generously sized double bedroom offers ample space for relaxation, along with a contemporary bathroom.

Ideal for first time buyers and buy to let investors alike.



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		
England & Wales		
EU Directive 2002/91/EC		

- Freehold
- Newly Refurbished
- Kitchen
- Living Room
- 1 Bedroom
- Garden
- No Chain

## PADUA HOUSE, BUNGALOW

Approximate Gross Internal Area = 35.55 sq m / 382.65 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

**Approximate Floor Area**  
382.65 sq ft  
(35.55 sq m)



