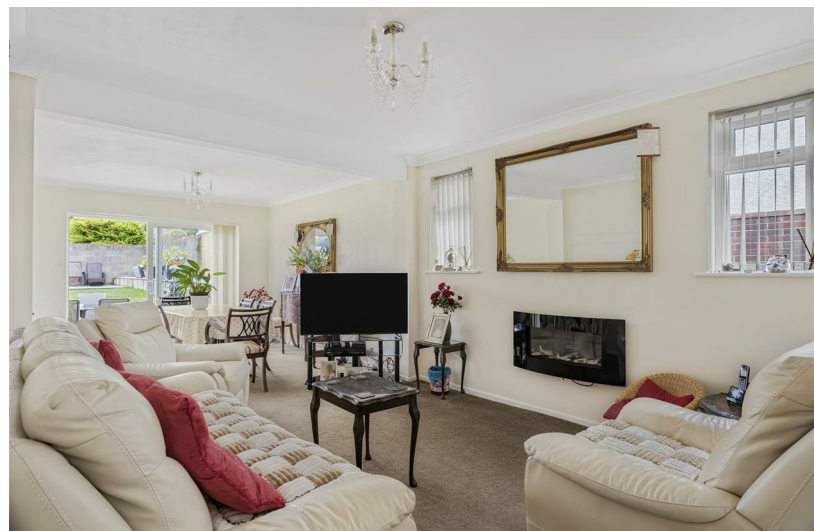


4  
BED

# Deceptively Spacious and Versatile Bungalow

3, Chalkland Rise, Woodingdean, BN2 6RJ

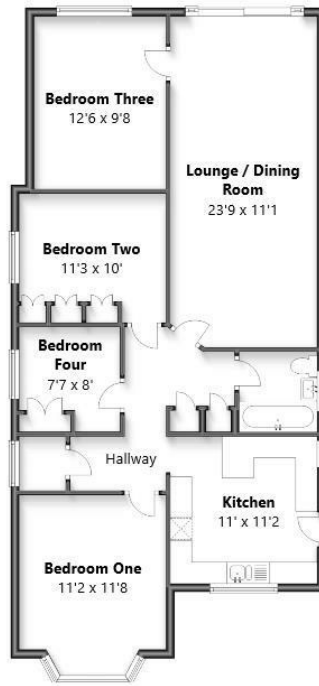


Price £530,000

Freehold

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## inbrief...

Grab this fantastic opportunity to acquire this deceptively spacious and charming, detached bungalow which is situated in an incredibly sought after location in the heart of Woodingdean. The property is located within a short walk from local shops, a regular bus service into Brighton, and schools, meaning everything you need, is not far away. The property has been in the same families tenure for many years and has been extended over the years to create a spacious and versatile family home. The extended lounge/dining room is located to the rear of the property and here you will find plenty of space for all of your soft furnishings, associated furniture as well as a good size table and chairs. Patio doors are located at the rear of the room and afford a nice vista of the private and sunny rear garden. The fitted kitchen/breakfast room is located to the front of the property and numerous units are on offer along with ample work surface and space for all of the normal appliances. A breakfast bar is a very handy addition and is ideal for that spot of lunch or the morning cuppa. A window overlooks the front garden and a door to the side access both the front and rear gardens.

Four bedrooms are on offer, three doubles and one single. One of the bedrooms is located off of the lounge/dining room and does offer the versatility to be used as a second reception room, play room or office - the choice will be yours. The bedrooms are serviced by the bathroom/wc which incorporates a bath, wc and basin.

Externally, there is a recently laid block paved driveway to the front which offers ample parking for several vehicles alongside a private drive that leads to the garage. The garage is ideal for a vehicle but offers plenty of storage if you choose. Lastly, there is a very pleasant, private and sunny rear garden on offer. Relatively low maintenance there is a lawn area as well as patio areas which are ideal for a table and chairs - the perfect spot to soak up the sun.



EPC Rating - D  
Council Tax Band - D

moreinfo...



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