

6  
BED

Extremely Spacious, Versatile Accommodation  
388, Falmer Road, Woodingdean, BN2 6LA



Price £599,950

Freehold

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## inbrief...

Grab this fantastic opportunity to acquire an extremely spacious six-bedroom detached family home which offers exceptional potential, situated in a superb location. This is a rare chance to be able to renovate and have the ability to create your dream family residence. Currently arranged over two floors with plenty of scope, it really needs to be viewed to be fully appreciated. Nestled in a sought-after residential location in Woodingdean, with easy access to central Brighton and the A23/A27, set back from the road for additional privacy. Within walking distance, a range of schools and local amenities.

The front door opens into the light, well-aspected entrance lobby and then into the spacious entrance hall with original English oak parquet floor. The westerly aspect lounge is located to the front and offers a wood burning stove for those cosy nights in alongside a feature bow window. The large kitchen/dining room is located to the rear and offers ample storage, space for appliances and plenty of room for a family size table and chairs. Patio doors from the kitchen access the enormous and bright conservatory which is in excess of 23 feet. The three good size bedrooms located on the ground floor could also make a great playroom or study. These are serviced by the downstairs bathroom with a bath, wc and basin. Upstairs offers a further three good size bedrooms and another bathroom, again with a bath, wc and basin.

Externally, you will find ample parking alongside a private driveway leading to a detached garage. The large rear garden offers huge potential with a patio, pond, a large lawn area and mature shrubs. Furthermore various outbuildings, sheds and greenhouses, provide even more storage and gardening capacity. Lastly, double glazing, air heat source pump and numerous solar panels make the running of this home more than reasonable.



EPC Rating - C  
Council Tax Band - E

## moreinfo...



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