



Channel View Road, Brighton, BN2
Offers In Excess Of £650,000

**ASTON
VAUGHAN**
Sales and Lettings

INTRODUCING

Channel View Road, BN2

3 Bedrooms + Studio | 2 Bathrooms | 1 Living Room
1677 Sq Ft | Woodingdean

Looking over both countryside and the sea, this luxury 3 bed detached house on the outskirts of Brighton has a double garage with power for a charger, spacious off street parking and a large, landscaped garden where a contemporary cabin has bi-folding doors. Local amenities and a good primary school are within a 3 min drive and it is ideal for families, professionals or investors with Nuffield Hospital a 7 min walk, the beach at Rottingdean 7 mins by car and Brighton's centre and the A27/A23 easy to reach. Inside, the sunny living dining room stretches across the front of the house with a wood burning stove, whilst the streamlined kitchen opens to a private garden at the back for an easy, summertime flow. For visitors, there's a comfortable ground floor bedroom and a shower room whilst upstairs there's a luxury bathroom and two more peaceful bedrooms, which could be used as a master suite.

On the edge of the South Downs National Park, Woodingdean is quiet but connected with shops, cafes, restaurants and a library in walking distance and bus routes to Longhill Secondary School, Sussex University, along the coast and into the city around the corner. Offering the best of all worlds, you can explore the local Nature Reserve at Sheepcote Valley, the rock pools of Rottingdean or boat trips of Brighton Marina and Brighton, Lewes and Gatwick are all a possible commute at approx.10 -15, 20 and 40 minutes.

- Fabulous 3 bed detached house
- Double garage, off street spaces
- Landscaped gardens
- Summer house/home office
- Sea & countryside views
- Walk to amenities & good primary
- Council Tax Band D





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With views over the South Downs and the sea for uninterrupted light, this detached house offers a glamorous coastal lifestyle which begins as you sweep into spacious off street parking by an electronic double garage which has power if you wanted a car charger. Stepping up past statement planting this is a quiet, secluded road lined with prosperous neighbours and the expert extensions and improvements to the original bungalow, including energy efficient windows, have ensured privacy from other homes as well as uninterrupted light.

Inside, no expense has been spared to create a dream home balancing everyday comfort with spacious spaces for entertaining. The spectacular living dining room spans a sunny 8.59m x 5.82m (28'2 x 19'11) with twin windows to frame the stunning setting and a wood burning stove to welcome guests.

A practical home with discreet storage for coats, shoes and bags, the separate kitchen breakfast room flows around a sociable central island and opens to the garden. A classic black and white with user friendly granite surfaces and ample storage, contemporary fittings include usb charging points in the power sockets. A 5 ring gas hob is beneath a hood, there is both a grill/combi oven and a fan oven at eye level, the fridge, freezer and dishwasher are integrated and there is space for both a washer and a dryer.

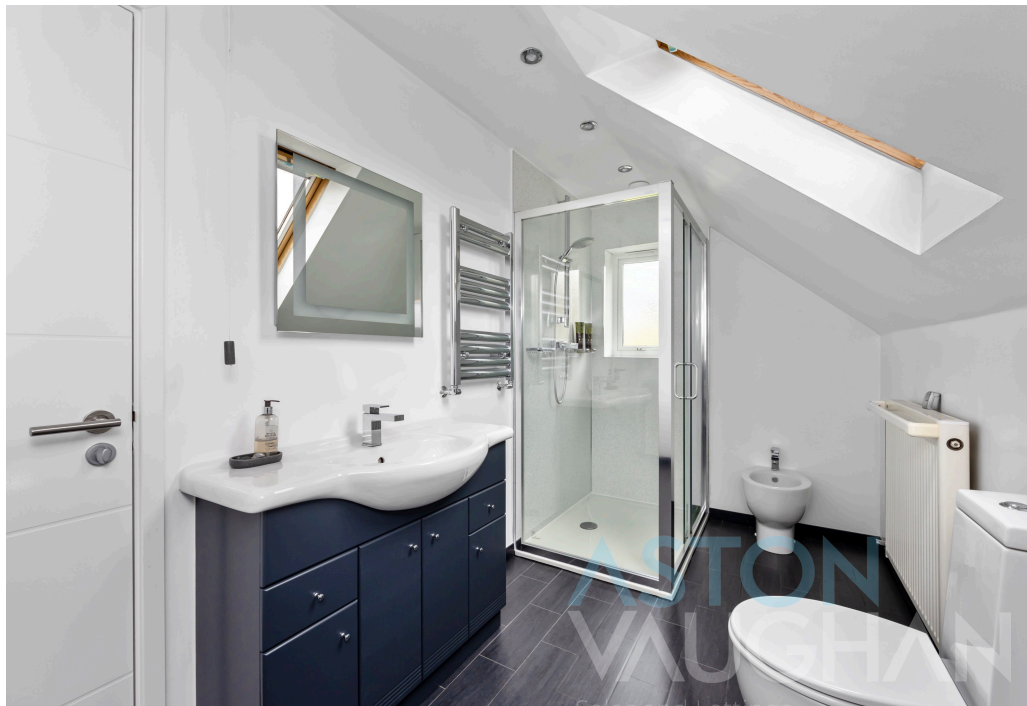
Outside, the lit, paved terrace has a holiday feel and it is level with the house – sometimes a feature hard to find on the South Downs. Scented by herbs and an olive tree there is plenty of space for dining, there's a side gate for parties and a wood store is hidden away. Shallow steps rise to a tranquil garden where there is always a spot to sit in the sun. Surrounded by other gardens it is private behind fencing with a pet/child friendly lawn. The west wall of the timber cabin folds away to bring the outside in, and measuring 13'1 x 7'9 (4.01m x 2.38m) approx., it also has power so you could work from home in here.





Inside, the ground floor double bedroom has French doors to the terrace so guests can enjoy breakfast coffee in peaceful seclusion but can also come and go without disturbing the main house as there is a side gate to the front. Next door, a stylish shower room has a designer finish.

Upstairs, quiet at the back the 2nd double bedroom has lovely garden views and mirrored wardrobes, and there is a luxurious central shower room with a designer finish. Making the most of its restful backdrop of fields rolling to the sea, at the front the principal bedroom is a beautiful retreat with 16'11 x 10'8 (5.18m x 3.27m) in which to relax with organised storage at each end of the room and uninterrupted, picture perfect views which you can even enjoy whilst in bed.





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LOCATION GUIDE

Good to Know

Shops: Shops & good school 3 mins radius

Train Station: Falmer Station about 10 mins, Brighton 15 mins

Seafront or Park: Brighton Marina 10 mins by car, Sheepcote Valley 2 min

Education

Primary: Woodingdean, Rudyard Kipling

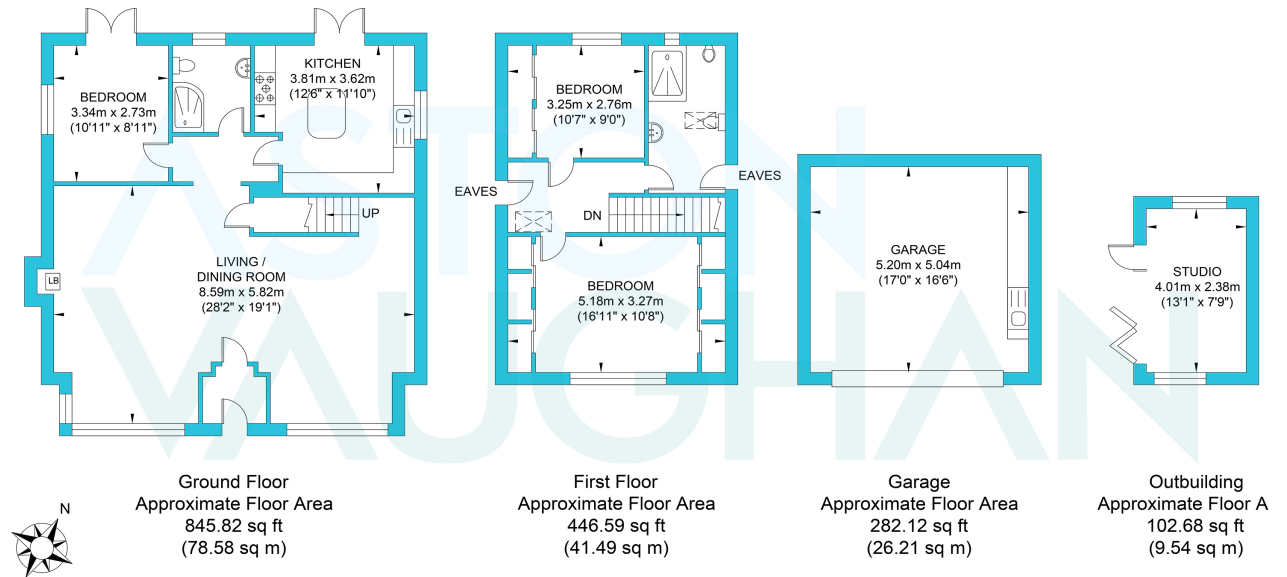
Secondary: Longhill

Sixth Form: BHASVIC, MET, BIMM

Private: Brighton College, Roedean, Bede's

Surrounded by countryside and close to the sea Woodingdean is a sought after area tucked away but with easy access to Brighton, Lewes, Gatwick and London. Professionals, families and investors love it as shops, cafes and restaurants are nearby and local schools are good. There's easy access to a park and open downland walks whilst the picturesque coastal village of Rottingdean is on the doorstep. The waterfront restaurants, health club and cinemas of the Marina are a 10-15 minute drive, Brighton & Hove's an easy commute (e.g. The County Hospital is about an 8-10 minute drive) and there's a regular bus service to Brighton, the university at Falmer, as well as Lewes or Seaford. Its proximity to the A27 and A23 – out of hearing- is great for those needing to reach the universities, airports or motorways quickly and Brighton's train station, with its fast, direct links London and Gatwick is closer than you think via Elm Grove or Warren Road.

Channel View Road



Approximate Gross Internal Area = 155.82 sq m / 1677.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.