



Wolseley Road, BN1

£575,000

ASTON
VAUGHAN

INTRODUCING

Wolseley Road, BN1

4 Bedrooms | 3 Bathrooms | 1 Self-contained 1-Bedroom annex
2160 Sq Ft | Large Rear Garden with Summer House & Integrated garage

Having been extended in recent years, almost doubling the overall footprint over two storeys and adding a one-bedroom ground floor annex, this semi-detached family home offers ample, versatile living space for families and landlord investors alike.

It resides in Coldean, on the outskirts of the city bordering the South Downs National Park and Stanmer Park, close to both the Brighton and Sussex University campuses. While it feels close to the countryside, it is just 10-minutes by car into the city centre and there are excellent transport links by road to reach the A27 and A23, so the area remains well-connected.

Attractive on approach, this property sits well back from the peaceful road behind grassy verges, a walled front garden and a driveway for one car leading to the integrated garage. A porch to the front is ideal for housing shoes and coats, then stepping inside, you enter directly to the first reception room, ideal as a homely sitting room with a brick fireplace and warm wood flooring. There is ample space for soft furnishings in here, while next door works well for formal dining, relaxation or gaming. Adjoining the second reception room a heated conservatory creates another sociable space alongside the kitchen, so all three rooms have flexibility of use depending on the needs of the family.



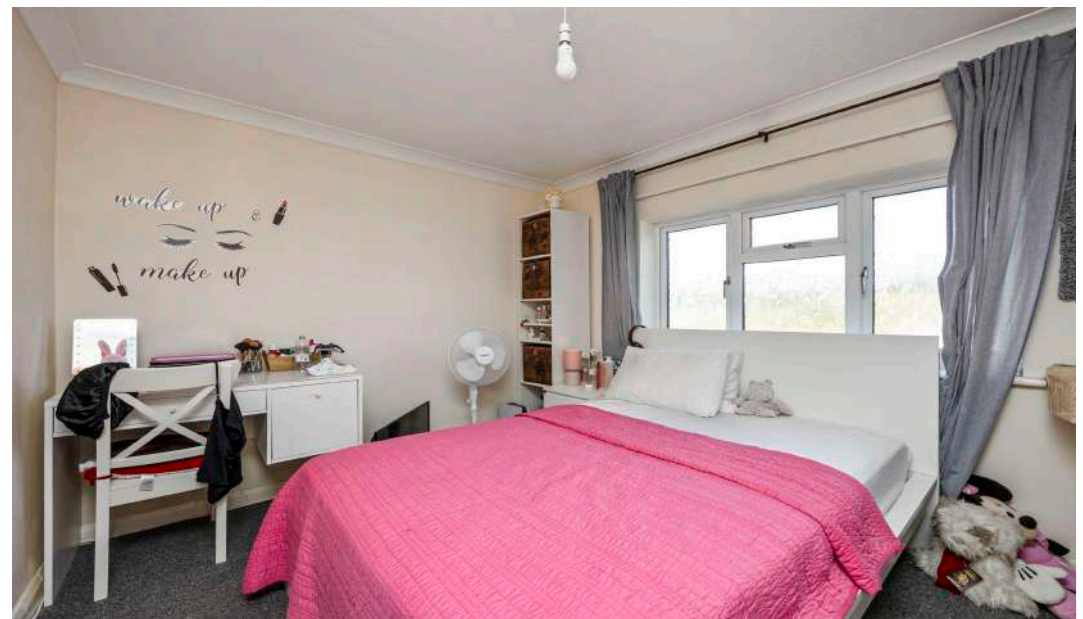


Within the kitchen, classic Shaker cabinetry is fitted with the necessary appliances, alongside a breakfast bar for informal drinks and dining. The rooms to the rear of the house also benefit from garden views, looking further out to the rolling hills of the countryside in the far distance, ever-changing with the seasons and the time of day. A separate utility room and WC complete the ground floor which has plenty of scope for reconfiguring, subject to planning consents.

Completely self-contained from the house, the annex sits to the rear of the house alongside the garden. This is the ideal space for long-term staying family members looking to live close to the home while retaining some independence. Alternatively, it is perfect as an additional income from lodgers or students who would appreciate the close proximity to the universities. It has a spacious living room, a double bedroom, a fitted kitchen with appliances and a bathroom with a shower over the bath.

Returning to the main house, stairs rise centrally to a generous landing where four double bedrooms and two further bathrooms reside. Each bedroom has space for a double bed and freestanding furnishings, and all bedrooms are carpeted with double glazed windows for a warm and rested sleep. The views are green and leafy with bedrooms to the rear enjoying Downland views, and all rooms have easy access to the bathrooms, both of which are well-appointed with marbled tiling and one with a jacuzzi bath.

Outside, the garden feels open and is barely overlooked. Set to lawn, there is space for ball games and children's play equipment, while an area of decking is ideal for dining alfresco. A summer house is perfect for storage or as a workshop or social space, and the potential for further landscaping is there.







Vendors' Comments:

"This house has been a fantastic investment as a rental property as it is ideal for students being so close to the universities. It is also ideal for families as it offers space and a sense of community which many inner-city homes lack."

Education:

Primary: Coldean Primary School

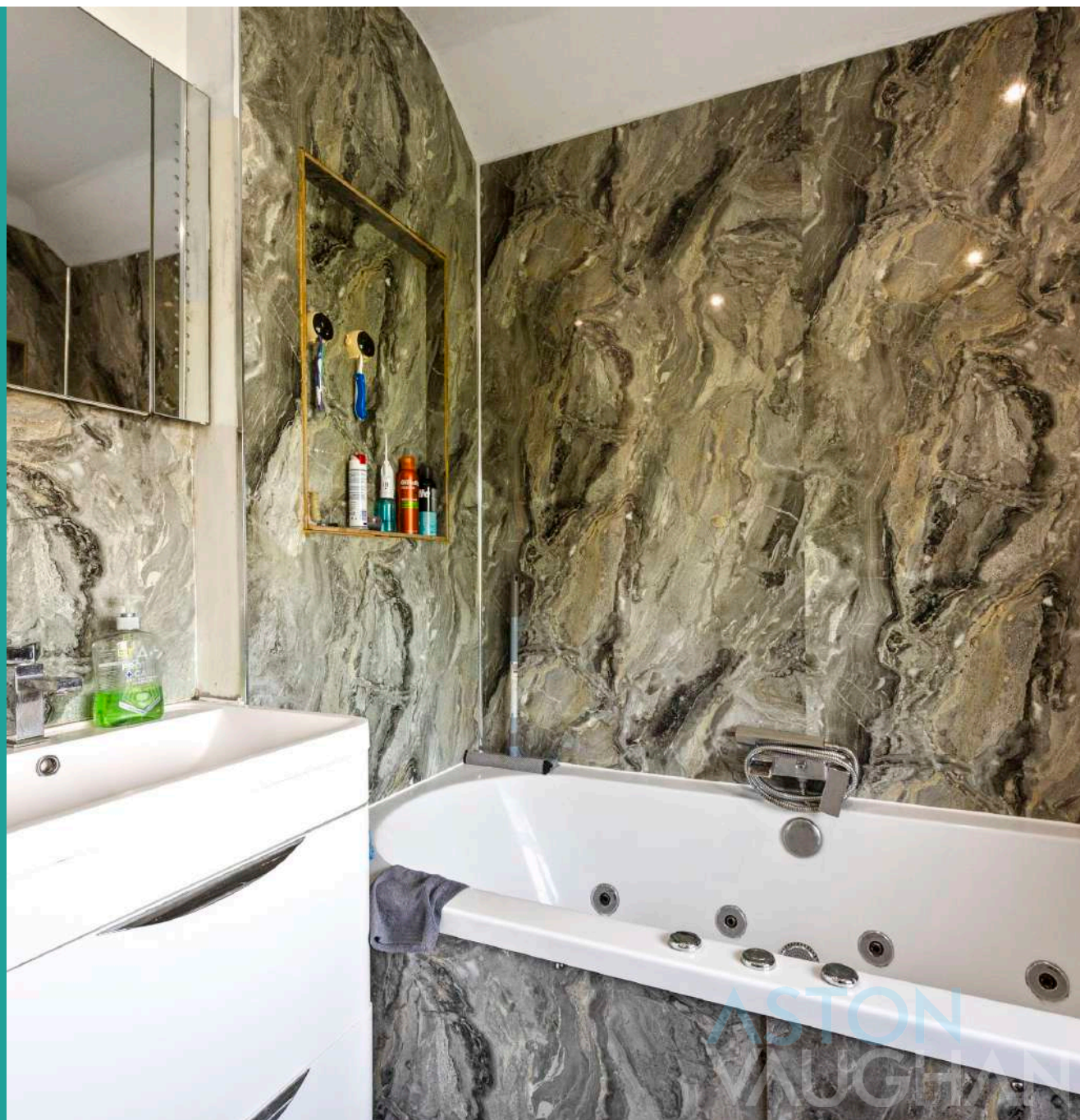
Secondary: BACA, Cardinal Newman RC

Private: Brighton College, Montessori, Lancing College

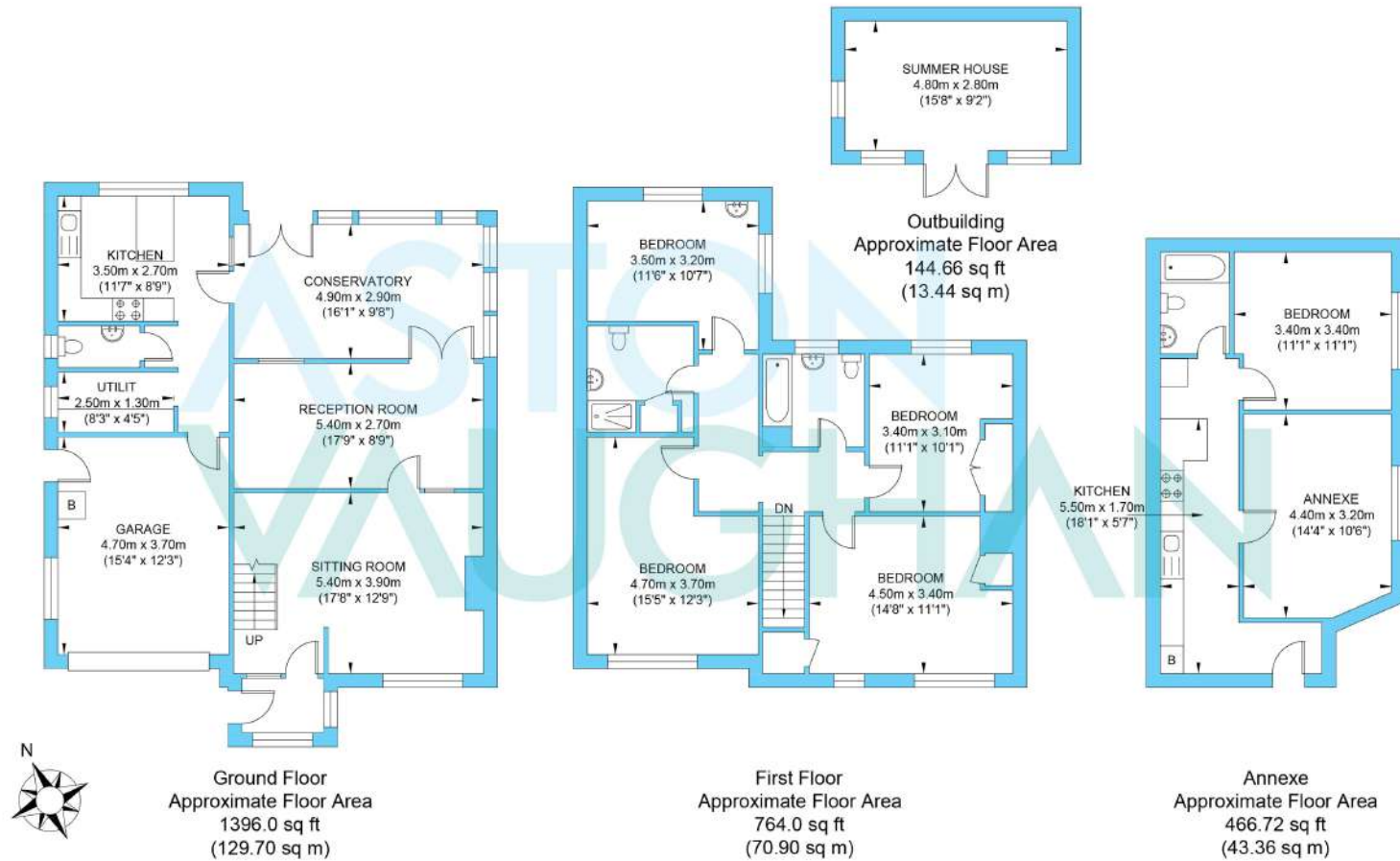
Good to Know:

Coldean is a quiet residential area on the outskirts of the city, close to both Sussex and Brighton University campuses, skirting the South Downs National Park. It is characterised by Mid-Century homes with grassy verges surrounded by greenery, yet it remains really well-connected to Brighton & Hove by a regular and reliable bus service.

Coldean Primary School was recently awarded GOOD status by OFSTED with some OUTSTANDING qualities, and there is a palpable sense of community here with so many families living here, looking for homes with more space, bigger gardens and free parking.



Wolseley Road



Approximate Gross Internal (Including Garage, Excluding Annex & Outbuilding) Area = 200.6 sq m / 2160 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.