



Robert Luff & Co
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FOR SALE



Warren Road, Brighton

Guide Price
£775,000
Freehold

- NEW BUILD SEMI DETACHED HOUSE
- ALLOCATED PARKING WITH EV CHARGER
- SOUTH FACING JULIET BALCONY FROM LOUNGE
- FOUR BEDROOM, TWO BATHROOM
- STUNNING VIEWS
- 146m² & 10 YEAR NEW HOME WARRANTY

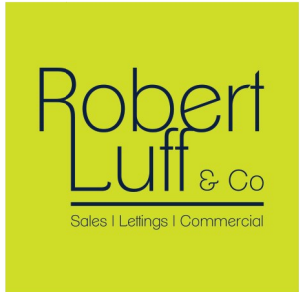
Located on Warren Road this stunning semi detached house offers the perfect blend of modern luxury and environmental consciousness. With a 10-year new home warranty, your peace of mind is guaranteed. Anticipating an A-rated EPC, this highly insulated home boasts low carbon emissions and minimal energy consumption.

Step inside, and you'll be greeted by spectacular views that stretch across open countryside to the mesmerizing English Channel. This 4-bedroom residence offers spacious, well-appointed bedrooms, with a luxurious family bathroom featuring a separate shower and ensuite featuring free standing bath with stunning views. Electric vehicle charging is readily available, and bespoke fitted storage cupboards provide practical organization.

The low-maintenance self-cleaning render and vertical composite cladding ensure your home always looks its best. The well-equipped kitchen, complete with Bosch appliances and Carrara Stone worktops, is a chef's dream.

Warren Road is situated in the popular location of North Woodingdean, which is a highly sought after residential area close to the South Downs, with the benefit of local shops in Warren Road and Warren Way. There is also easy access to Brighton town centre, just a short drive or bus journey away.

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Accommodation

Driveway

Allocated parking with EV charger

Entrance Hall

Bespoke mirror fronted built in storage cupboards, wall mounted radiator, doors leading to;

Bedroom Two 15'53 x 10'02 (4.57m x 3.10m)

Carpet flooring, wall mounted radiator, double glazed window to side, double glazed sliding doors leading to rear garden

Bedroom Three 11'58 x 10'99 (3.35m x 3.05m)

Carpet flooring, wall mounted radiator, double glazed window facing front with stunning sea views

Bedroom Four 10'98 x 7'57 (3.05m x 2.13m)

Carpet flooring, wall mounted radiator, double glazed window overlooking the rear garden

Family Bathroom 10'01 x 6'42 (3.07m x 1.83m)

Frosted double glazed window to side aspect, panel enclosed bath with marble tile surround and centralised wall mounted mixer taps, floating concealed low level WC with wall mounted flush button system, wall mounted wash hand basin with designer chrome mixer tap and matching marble effect splashback, inset to vanity cupboard below with shelving and mirrored cupboard above,, walk in shower cubicle with fitted main shower and tiled insert, wall mounted designer radiator with tail rail, skimmed ceiling with spotlights and extractor fan

Stairs Leading To First Floor

Open Planned Kitchen / Lounge 34,69 x 18'04
(10.36m,21.03m x 5.59m)

Lounge

Wall mounted radiator, South facing double sliding doors with Juliet balcony enjoying stunning views over looking across the national trust and out to sea, space for formal dining table and chairs and office area

Kitchen

Mixture of wall and base units set under Carrara Stone work tops, integrated appliances which include; fridge freezer, dishwasher, Bosch oven with induction hob and Bosch combination microwave oven. Extractor fan, double glazed windows to side, wall mounted radiators, double glazed windows overlooking the rear garden

Stairs Leading To Second Floor

Bedroom One

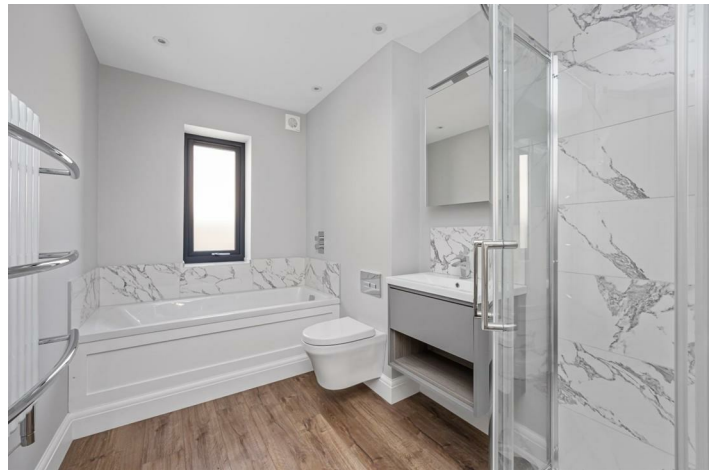
Carpet flooring, wall mounted radiator, built in storage, double glazed windows facing rear garden, door leading to en-suite bathroom

En-Suite Bathroom

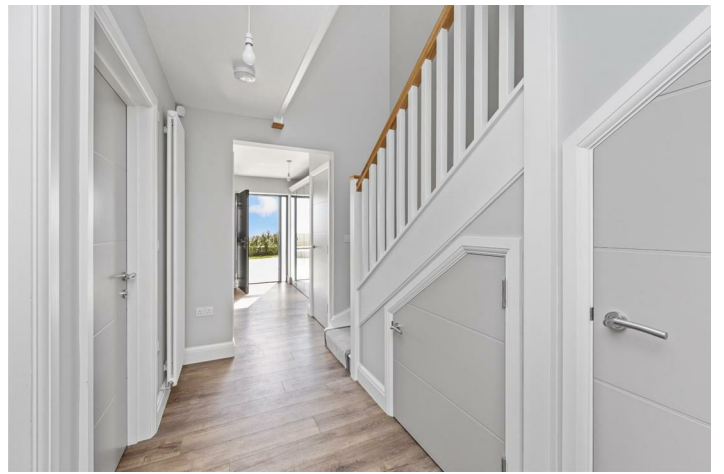
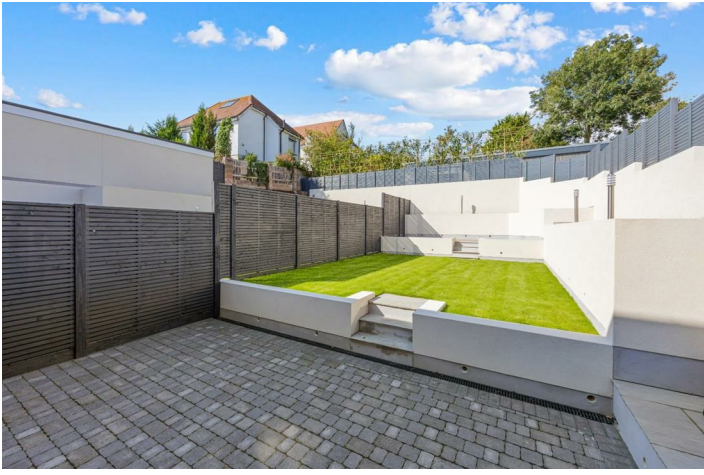
WC, Vanity sink units, separate shower, free standing bath, Velux window with stunning views

Rear Garden

Paved area with steps up leading to a laid to lawn garden with further steps leading to raised paved area, planter surrounds and side access

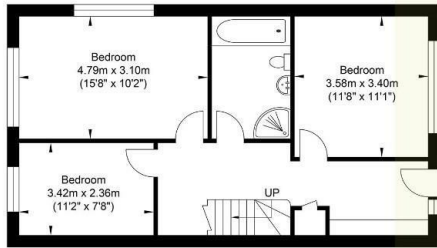


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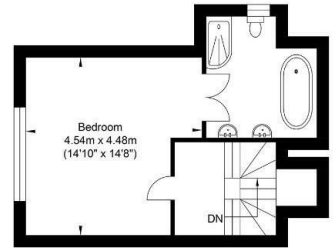
Warren Road Development



Ground Floor
Approximate Floor Area
622.26 sq ft
(57.81 sq m)



First Floor
Approximate Floor Area
622.26 sq ft
(57.81 sq m)



Second Floor
Approximate Floor Area
327.0 sq ft
(30.38 sq m)

Approximate Gross Internal Area = 146.0 sq m / 1571.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.