



## Warren Road, Brighton



Guide Price  
£695,000  
Freehold

- NEW BUILD DETACHED BUNGALOW
- 106m<sup>2</sup> & 10 YEAR NEW HOME WARRANTY
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- UNDERFLOOR HEATING THROUGHOUT
- WHEEL CHAIR ACCESSIBLE
- PREDICTED A RATED EPC

Located on Warren Road this stunning detached bungalow 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.

This spacious 3-bedroom, 2-bathroom home is wheelchair accessible and designed for adaptability throughout. The convenience of EV charging, a sedum roof, and an upper garden terrace with breath-taking views over open country to the English Channel make this property truly special.

Inside, you'll find bespoke fitted wardrobes and storage cupboards, along with a well-equipped kitchen featuring Bosch appliances and Carrara Stone worktops.

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.

Robert  
Luff & Co  
Sales | Lettings | Commercial

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Driveway

Allocated parking with EV charger

### Front Garden

Laid to lawn South facing garden with planter divide and composite decking area flowing beautifully from the bi-folds off the living area

### Entrance Hall

Underfloor heating, storage cupboards, doors leading to;

### Open Planned Kitchen / Lounge 27'27 x 15'95 (8.23m x 4.57m)

### Lounge

South facing, underfloor heating throughout, bi-folding doors leading to front garden,

### Kitchen / Diner

Underfloor heating, 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, bi-folding doors leading to rear garden

### Bedroom One 14'14 x 13'15 (4.27m x 3.96m)

Carpet flooring, underfloor heating, double glazed window to rear, built in storage cupboards, door leading to en-suite

### En-Suite

Underfloor heating, Frosted double glazed window to side aspect, 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, wall mounted heated tail rail, skimmed ceiling with spotlights and extractor fan

### Bedroom Two 17'07 x 11'52 (5.36m x 3.35m)

Underfloor heating, carpet flooring, double glazed windows to front, built in storage cupboards

### Bedroom Three 14'48 x 9'58 (4.27m x 2.74m)

Carpet flooring, underfloor heating, double glazed window facing rear, built in wardrobe

### Family Bathroom 7'56 x 5'56 (2.13m x 1.52m)

Underfloor heating, Frosted double glazed window to side aspect, panel enclosed bath with marble tile surround and centralised wall mounted mixer taps with over head shower, 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, wall mounted designer radiator with tail rail, skimmed ceiling with spotlights and extractor fan

### Rear Garden

Composite Decked area with steps leading to a raised, glassed enclosed roof style terrace enjoying stunning sea views

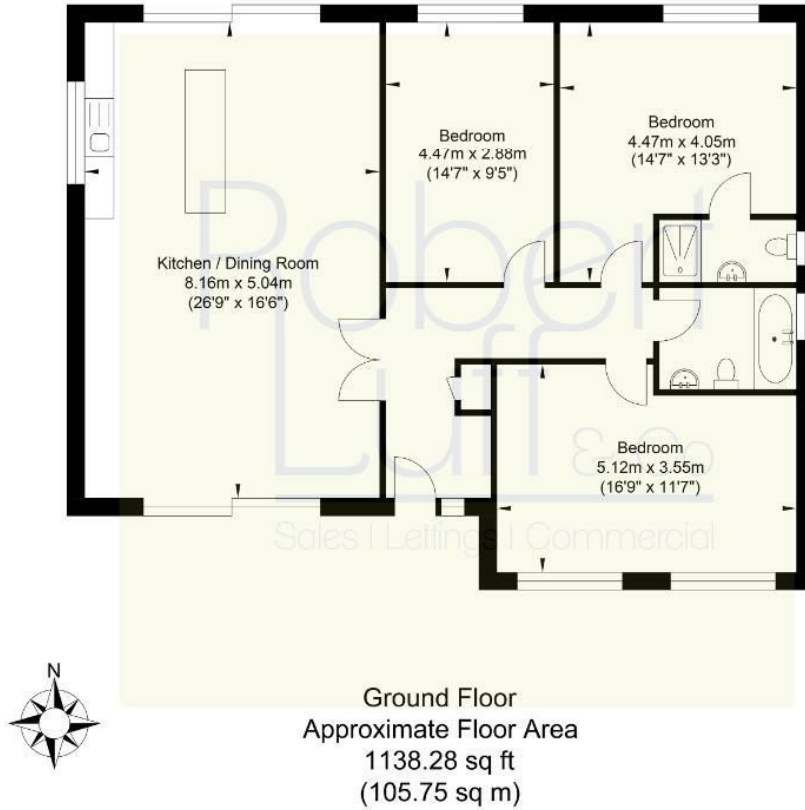


28 Blatchington Road, Hove, East Sussex, BN3 3YD  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



28 Blatchington Road, Hove, East Sussex, BN3 3YN  
T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

## Warren Road Development



Approximate Gross Internal Area = 105.75 sq m / 1138.28 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.