

Asking Price £450,000 Freehold

Kipling Avenue, Brighton

- THREE / FOUR BEDROOM NO ONWARD CHAIN
 DETACHED BUNGALOW
- PRIVATE REAR GARDEN
 POTENTIAL TO EXTEND
 STNP
- DRIVEWAY & GARAGE

Robert Luff & Co are delighted to bring to market this spacious, detached bungalow situated in the heart of Woodingdean. Kipling Avenue is located just off Falmer road, providing great access to A23 & A27, close to amenities on Warren Way where you will find a selection of shops to include a chemist, local Co-op and a cafe. Warren Road you will find more shops to include Tesco Express and a pet store. Making this a great family area with well regarded local schools nearby such as, Longhill, Rudyard Kipling primary school & Woodingdean Primary School.

Accommodation offers; living room, dining room, kitchen, three bedrooms, one family bathroom, separate WC, private rear garden and on the lower ground floor; garage, workshop and further storage. Other benefits include; No onward chain, potential to extend STNP and a private driveway & garage.



T: 01273 921133 E: www.robertluff.co.uk



Accommodation

Agents Notes EPC Rating: D Council Tax Band: D



















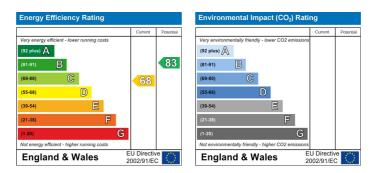








Total area: approx. 116.0 sq. metres (1248.1 sq. feet)



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.