



**3 Bed  
House  
located in Woodingdean**

 **MyHausProperty**  
Sales & Lettings

1 Grove Mews  
Woodingdean  
Brighton  
BN2 6RN



Asking Price £750,000

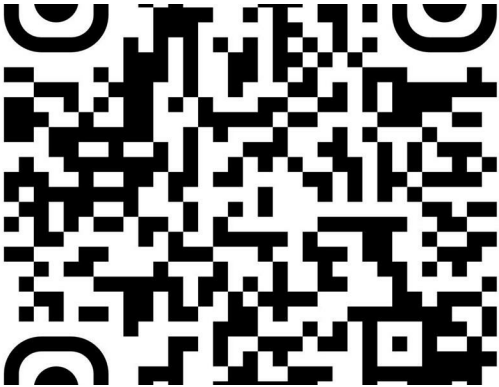
Tucked away in a peaceful, eco-friendly woodland setting, this exclusive collection of architecturally striking homes offers a perfect blend of contemporary design and rustic charm. Thoughtfully designed to complement nature, each home features sustainable elements such as grass roofs, solar panels, smart Nest thermostats, and energy-efficient LED lighting—ensuring stylish yet responsible living.

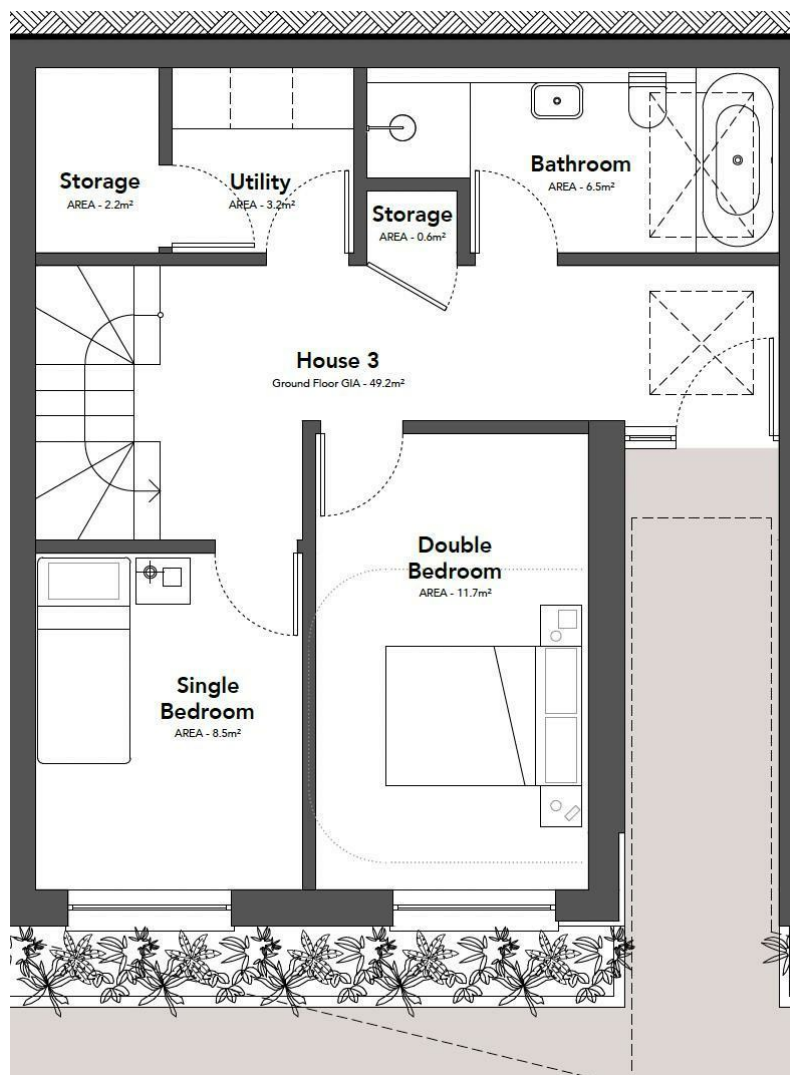
Built with modern lifestyles in mind, these homes offer three spacious bedrooms, including a principal suite with a sleek en-suite shower room and a private front-facing balcony—an ideal spot to unwind. A dedicated ground-floor home office provides the perfect work-from-home setup, balancing productivity with comfort.

Seamlessly connecting indoor and outdoor living, the expansive bifold doors open onto a decked patio and private garden, creating a beautiful space for entertaining or relaxing in the fresh air. Inside, the high-spec German-designed kitchens feature premium appliances, a breakfast bar, and ample space for culinary creativity.

Designed with nature in mind, the development includes wildlife-friendly landscaping to support local biodiversity, while residents benefit from access to well-maintained communal grounds within this private gated community.

Practicality meets style with allocated parking, EV charging points, and carefully chosen interiors, including wood-style flooring in





| 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<br>2002/91/EC |           |

## DIRECTIONS

## CONTACT

64 Queens Road  
Brighton  
East Sussex  
BN1 3XD

E: [info@myhausbrighton.co.uk](mailto:info@myhausbrighton.co.uk)

T: 01273 286788

[myhausbrighton.co.uk](http://myhausbrighton.co.uk)



**MyHausProperty**  
Sales & Lettings