



**hamlyn
smith.**


Connell Drive, Brighton, BN2 6RT

£365,000

hamlyn smith.

 3 Bedrooms

 1 Reception

 1 Bathroom

Three-bedroom, end-of-terrace house, high on the hill in Woodingdean with fantastic views, garden and driveway.

- Three bedroom house
- Off-street parking
- Front and rear garden
- End of terrace
- Well presented throughout
- No onward chain





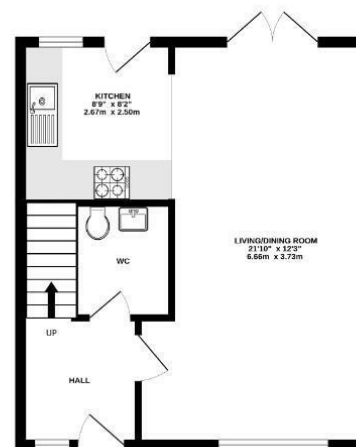
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This three-bedroom house in Woodingdean was built in 2018, as an addition to the end of the terrace in Connell Drive. Built to fit in with the others in the terrace, it is in fact wider and of course constructed to modern standards, with double-glazing and other insulation, which means that it has an excellent energy rating. On the ground floor there is a beautifully presented reception room, over six metres in length, with doors onto the garden. This room is open to the kitchen, which has modern gloss units, a gas hob, electric fan oven, space for a washing machine and space for a large fridge freezer. The central heating is run off a Worcester combi boiler which is located here. The kitchen has its own door to the garden, and it would be relatively easy to separate the kitchen and living room, if you so wished. The ground floor also has a good size WC with a handbasin, off the entrance hall. Outside in the garden there are long views and an open aspect to the west which means that you can enjoy the sun into the summer evenings. There is also a useful storage shed/bin store and a further store on the driveway.

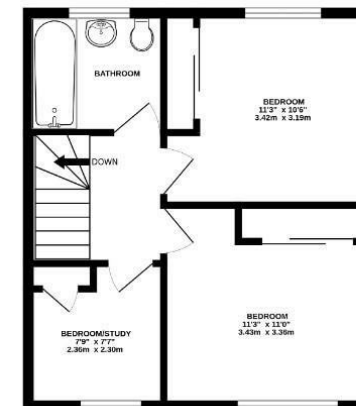
Upstairs are three bedrooms and a bathroom arranged off the landing. There are two good size doubles and the smallest bedroom would be a single or also works well as a study/home office. All three bedrooms have built-in wardrobes.

The driveway is at the side of the house and is a good size. In addition to the drive, parking in the road is unrestricted. The area outside the house has a large green where children play and the area is popular with families. Rudyard Kipling Primary and Nursery School is a fifteen minute walk from the house.

Woodingdean is on the edge of the South Downs, in a glorious location for walking and enjoying the outdoors, and yet within easy reach of Brighton city centre by road or public transport. Numerous bus routes run into Brighton on a regular basis. There are parks close by and a children's playground. In the village there are independent shops and cafés, a delicatessen and a patisserie.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.

CONNELL DRIVE

TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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