



Total Area Approx 2007.27 sq ft

127 Crescent Drive South, Woodingdean, BN2 6SB

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**Guide Price £400,000-£425,000**  
**Freehold**

# 127 Crescent Drive South Woodingdean, BN2 6SB

\*\*\* GUIDE PRICE £400,000-£425,000 \*\*\*

An extended, deceptively spacious semi-detached family home which occupies a generous plot and enjoys a quiet and tranquil position on this favoured road. The property offers flexible accommodation and has great potential to improve/extend (STPC). Presently there are three rooms which are used as double bedrooms alongside a sitting room and connecting reception areas. The kitchen has been extended with a garden room and now includes a spacious dining area. Furthermore, the property enjoys beautifully proportioned front and rear gardens, a garage, off-road parking and views towards countryside and the sea, both from the property and from the rear garden. Situated close to Rudyard Kipling Primary School and other highly regarded local schools and within easy reach of the city centre, Brighton Marina and Rottingdean Village, with regular bus services nearby. There are local amenities within a 10-minute walk, and a Co-Op, family-friendly pub and a variety of take-aways a short drive away. This would make an ideal family home and is being offered with no onward chain.

### Approach

Block paved driveway with off-road parking for several vehicles leading to garage. Mature front garden with raised terrace, mature plants and views to the South Downs and the sea. Part-glazed UPVC front door opens into Entrance Porch, with further door opening into:

### Entrance Hall

Spacious hallway with wood-effect laminate flooring, radiator, heating control and coved ceiling.

### Bedroom

3.44m x 3.31m (11'3" x 10'10")  
Dual aspect with double glazed window to front with views to the Downs and double glazed window to side, built-in double wardrobe and radiator.

### Bedroom

2.43m x 3.31m (7'11" x 10'10")  
Double glazed window to side. Built-in double wardrobe with shelf and hanging space, radiator and wood-effect laminate flooring.

### Kitchen/Breakfast Room

6.09m x 4.98m (19'11" x 16'4")  
Kitchen area comprises a range of white base and wall units, roll-edged white work surfaces, gas cooker point, part-tiled walls and wood-effect laminate flooring. Opening through to breakfast/dining area (conservatory extension) with polycarbonate roof with opening roof light, double glazed windows and double glazed French doors onto rear garden, further roll-edged white work surface with inset one-and-a-half bowl stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and dishwasher. Door from kitchen opens into:

### Utility Room

3.00m x 1.28m (9'10" x 4'2")  
Obscure glazed window to side, part-double glazed door to rear garden, power and Worcester gas boiler.

### Bathroom

Bi-fold door with glass brick window. Panel bath with mixer tap and hand-held shower attachment, low-level WC, pedestal wash hand basin, fully tiled walls with feature glass dado trim and mosaic tiled floor.

### Living Room/Bedroom Four

4.74m x 3.72m (15'6" x 12'2")  
Double glazed window overlooking front garden with views to the Downs. Wood-effect laminate flooring, tiled hearth with feature freestanding fire surround and electric heater, double radiator, sliding doors through to:

### Living/Dining Room

6.54m x 3.28m (21'5" x 10'9")  
Extended living/dining room with double glazed window overlooking rear garden and double glazed window to Breakfast Room. Three radiators, two wall light points, wood-effect laminate flooring and pine open-tread stairs ascend to:

### First Floor Quarter Landing

Double glazed window with westerly aspect overlooking rear garden.

### Bedroom

3.89m x 2.59m (12'9" x 8'5")  
Double glazed window with westerly aspect overlooking rear garden and far-reaching views to the coast. Single wardrobe with hanging rail, radiator, wood-effect laminate flooring and full-height door into eaves storage.

### Rear Garden

Westerly aspect rear garden with decked patio area, further low-maintenance paved area with mature shrub borders and central flower bed, further decked area to side and greenhouse. Outside tap to side, side return giving access to door at rear of garage.

### Garage

5.09m x 2.52m (16'8" x 8'3")  
Detached with up-and-over door, power and lighting.



- Extended & Spacious Semi-Detached Family Home
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Countryside & Coastal Views
- Substantial Eaves Storage
- Garage & Off-Road Parking
- Well-Proportioned Front & Rear Gardens
- Close to Local Amenities & Bus Routes
- Potential to Improve, Alter & Extend
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	80
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **D**