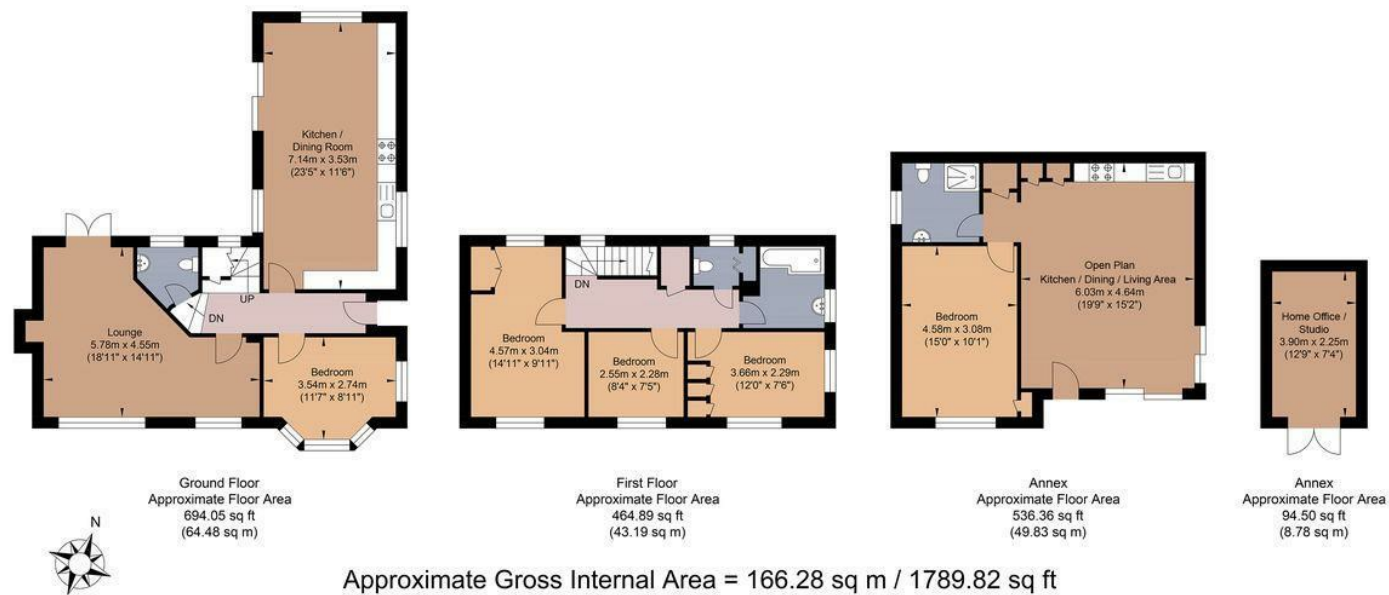


Crescent Drive South



Approximate Gross Internal Area = 166.28 sq m / 1789.82 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1789.82 sq ft

9 Crescent Drive South, Woodingdean, BN2 6RA

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£850,000 Freehold



9 Crescent Drive South Woodingdean, BN2 6RA

Front Garden
Laid to lawn with hedged boundaries, block paved driveway with off-road parking for at least two cars, gated access to rear garden.

Entrance Hall
Parquet wood flooring, stairs to first floor.

Cloakroom
Low-level WC, wash basin with mixer tap, cupboard below.

Lounge
5.78m x 4.55m (18'11" x 14'11")
Parquet wood flooring, floor to ceiling window plus further window to front. French doors lead to rear garden.

Kitchen/Dining Room
7.14m x 3.53m (23'5" x 11'6")
Ample grey-fronted units, mainly at base level, with marble laminate square-edge worktops. Built-in oven and grill, induction hob, stainless steel sink with mixer tap and drainer, integrated dishwasher and washing machine, space for recessed American-style fridge freezer, raised cupboards over. Triple aspect with windows to both sides and rear, and patio doors lead to garden.

Bedroom
3.54m x 2.74m (11'7" x 8'11")
Bay window with distant sea views to the front, parquet wood flooring, side window.

Landing
Access to loft space, built-in storage cupboard, window to rear.

Bedroom
4.57m x 3.04m (14'11" x 9'11")
Dual aspect with views towards South Downs and sea beyond, built-in wardrobe.

Bedroom
2.55m x 2.28m (8'4" x 7'5")
Window to front with stunning views.

Bedroom
3.66m x 2.29m (12'0" x 7'6")
Window to front with stunning views, side window, built-in wardrobe.

Bathroom
Bath with shower mixer tap and shower screen, tiled splashbacks, wash basin with mixer tap, cupboards and drawers below.

Separate WC
Low-level WC, cupboard housing combi boiler.

Rear Garden
Generously sized, with side access on both sides. Mainly laid to lawn with paved patio area accessed via kitchen and lounge and steps leading down to further patio area with shed.

ANNEXE
Accessed via side gate from driveway. Paved pathway leads through garden to obscure double glazed front door, opening into:

Open-Plan Kitchen/Dining/Living Area:
6.03m x 4.64m (19'9" x 15'2")

Living Area
Tiled floor, two sets of patio doors looking out to the garden.

Kitchen/Dining Area
Range of units at eye and base level, worktops, inset sink with mixer tap and drainer, built-in oven, induction hob with extractor hood over. Larder cupboard plus integrated fridge freezer, space for dining table.

Lobby
Built-in cupboard housing hot water cylinder, space for washing machine.

Bedroom
4.58m x 3.08m (15'0" x 10'1")
Window overlooking garden, built-in cupboard.

Shower Room
Shower enclosure with thermostatic shower, tiled splash backs, wash basin with mixer tap and drawers below, attached cupboard units to side, low-level WC, tiled floor.

Home Office / Studio
Accessed via double glazed French doors from patio, with composite wood-effect exterior cladding.

Patio
Secluded paved patio area with space for garden furniture, and low brick rendered walls to two sides.



An attractive detached four bedroom family home which occupies a generously sized plot with a self-contained detached annexe at the rear, in a popular residential area just up from Falmer Road and close to Happy Valley Park with elevated views at the front of the South Downs and the sea beyond. The accommodation is generously sized and finished in modern neutral tones with stylish parquet flooring to the ground floor. Constructed in 2021, the annexe is situated at the rear of the well sized level garden with its own street access, and consists of an open plan kitchen/dining/living room, bedroom and shower room, with a separate utility room to the side. Ideal for those looking for a home and income with Airbnb possibilities, or those looking to house an older relative. Close to highly regarded local schools and within easy reach of Brighton Marina, Rottingdean Village and with the South Downs almost on the doorstep for those who enjoy walking.

- Detached Four Bedroom Family Home
- Generously Sized Plot
- Self-Contained One Bed Detached Annexe
- Off-Road Parking
- Ideal Home and Income
- Well-Presented Accommodation
- Popular Location, Close to Happy Valley Park
- Panoramic Views
- Easy Access to South Downs
- Current EPC: D (61)

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

Council Tax
Band: F