

Burnham Close, Woodingdean, BN2 6SH

Approximate Gross Internal Area = 193.2 sq m / 2080 sq ft
(Including Garage)
Studio / Garden Studio = 33.8 sq m / 364 sq ft
Total = 227.0 sq m / 2444 sq ft

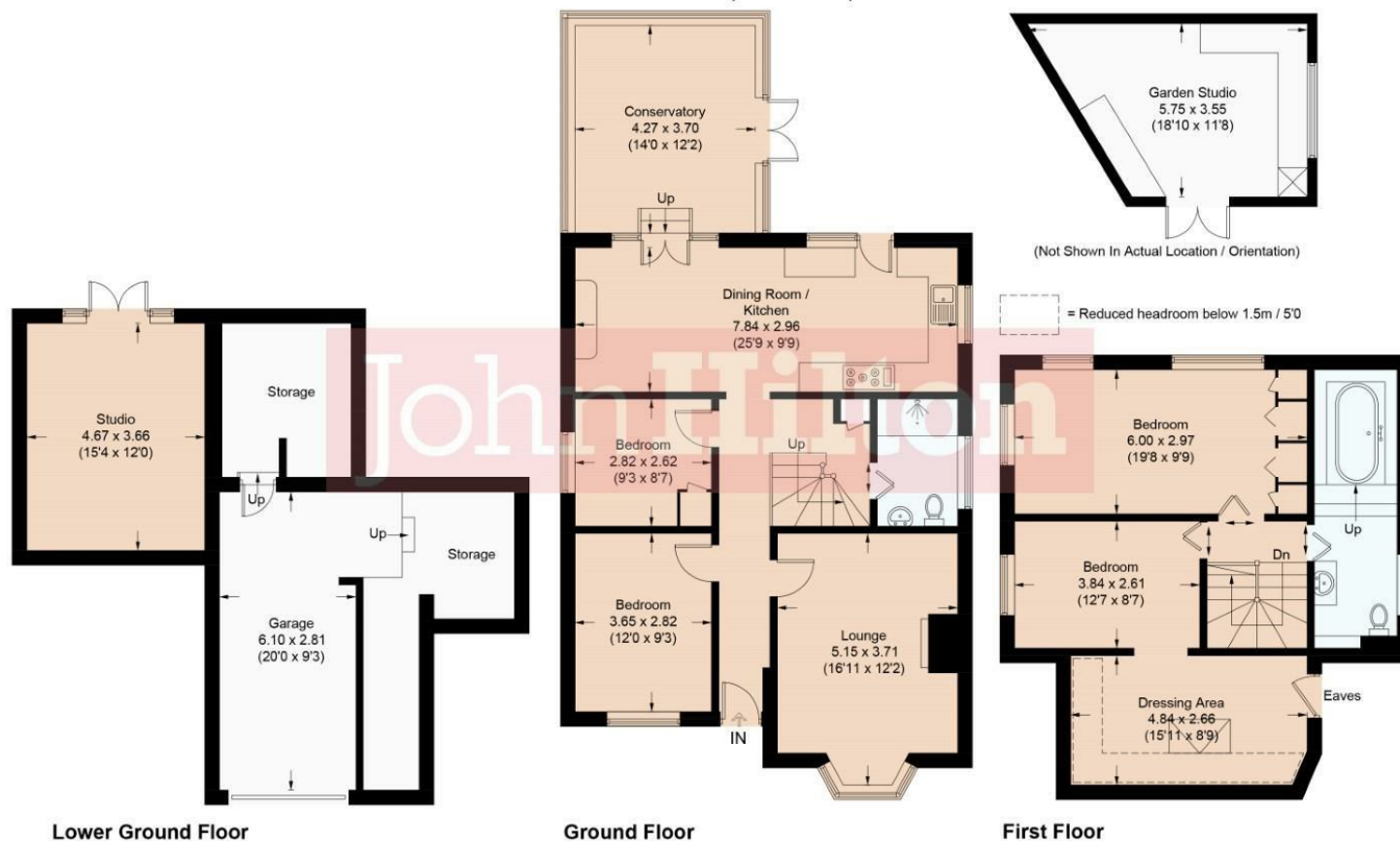


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 2080.00 sq ft

7 Burnham Close, Woodingdean, BN2 6SH

To view, contact John Hilton:
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Offers In Excess Of £625,000
Freehold



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Approach

Block paved driveway to front leading to garage under house with half-depth door to under-house storage area which has restricted head height, plumbing for washing machine and dryer, electricity and 'Worcester' gas boiler. Side pathway to gate with outside tap and access to driveway.

Entrance Hall

L-shaped hallway with pine turned staircase with storage under, separate broom cupboard.

Lounge

5.15m x 3.71m (16'10" x 12'2")

Double-glazed bay window to front, open fireplace with wood burner and marble hearth, parquet flooring and pine part-glazed and panelled door.

Bedroom

3.65m x 2.82m (11'11" x 9'3")

Double-glazed window to front with feature ceiling coving and neutral carpet.

Bedroom

2.82m x 2.62m (9'3" x 8'7")

Double-glazed window to side with views over the South Downs, built-in single cupboard with shelf storage and pine mirrored door, folding bed and neutral carpet.

Shower Room

Pine panelled bi-fold door into bathroom with obscure double-glazed window to side, tiled floor and tiled walls with contrasting tiles and dado feature tile. Double walk-in shower with glass screen, thermostatic shower with rainfall shower head plus hand-held attachment on riser, pedestal wash basin, low-level WC, chrome heated towel rail and inset downlights.

Kitchen/Dining Room

7.84m x 2.96m (25'8" x 9'8")

Dual aspect room with double-glazed window to side, half-glazed door to decked terrace area, double-glazed French doors and side light to garden room. White flat-front high-gloss base units with Quartz work surfaces and matching upstand and tiled floor and upstand, inset single bowl sink with drainer and mixer tap, 'Belling' range-style double oven with five-ring ceramic hob, grill and smoked glass extractor hood over, integrated dishwasher, modern flat radiator, coved ceiling and inset downlights.

Garden Room

4.27m x 3.70m (14'0" x 12'1")

Double-glazed with stunning southerly views over The Downs with double-glazed French doors onto the westerly decked terrace.

First Floor Landing

Galleried landing with pine banister and Velux skylight with air vent, opener and inset downlights.

Bedroom

6.00m x 2.97m (19'8" x 9'8")

Pine panelled bi-fold door into dual aspect room with three double-glazed windows offering views over The Downs to the sea, and neutral carpet. Built-in wardrobes with bi-fold doors, lighting and shelf/hanging space.

Bedroom

3.84m x 2.61m (12'7" x 8'6")

Pine bi-fold door, double-glazed window with views of The Downs along with neutral carpet and opening through to:

Dressing Room

4.84m x 2.66m (15'10" x 8'8")

Velux window, access into eaves space, oak-effect flooring and inset downlights.

Bathroom

Dual aspect family bathroom with two obscure double-glazed windows, fully tiled walls and matching tiled floor with steps up to a sunken jacuzzi bath with separate mixer tap and hand-held shower apparatus. Floor-standing vanity unit with inset sink and mixer tap, low-level WC, shelved recess, inset downlights and pine paneled bi-fold door.

Garden

South-westerly aspect, large decked split-level terrace with glass balustrades leading down to a covered pergola and steps down to a lawned garden with raised flower beds, mature shrubs and trees.

Separate Studio Room

5.75m x 3.55m (18'10" x 11'7")

Access from garden with double-glazed French doors and side light. Insulated with attractive recessed pine ceiling with inset downlights and power points. Views over the patio area, lawned garden and South Downs.



Detached, extended, four-bedroom chalet bungalow that offers stunning southerly views over the South Downs and to the sea. The property offers versatile family living with three reception rooms, modern family kitchen, two double bedrooms on the first floor - one having a separate dressing room - along with a family bathroom with Jacuzzi bath, and a second shower room on the ground floor with two further bedrooms, a separate studio room with southerly aspect over the garden, a garden room and a double tandem garage with further under-house storage and off-road parking.

Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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: D

- Detached Chalet Bungalow
- Four Bedrooms
- Two Bathrooms
- Three Receptions
- Separate Studio & Garden Rooms
- South-Westerly Gardens
- South Downs & Coastal Views
- Cul-de-Sac Location
- Double Glazing & Gas Heating
- Double Tandem Garage