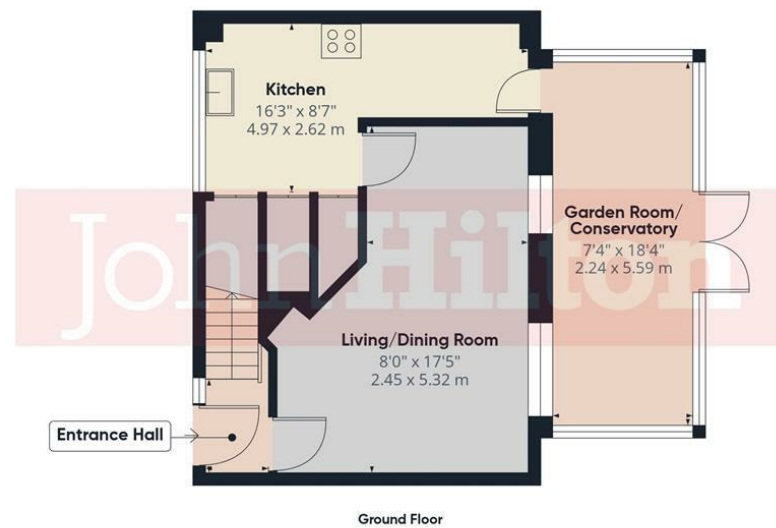


# JohnHilton

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Est 1972



Total Area Approx 833.00 sq ft

13 Treyford Close, Woodingdean, BN2 6NP

To view, contact John Hilton:  
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## 13 Treyford Close Woodingdean, BN2 6NP

A two-bedroom end-of-terrace family home, located in the community of Woodingdean, with generously sized west-facing garden and off-road parking for two cars at the front. The property is fully double glazed with gas central heating and the interior would benefit from cosmetic updating, ideal for those looking for a blank canvas to put their own stamp on. The conservatory at the rear of property has power and heating installed and can be utilised as a dining room. Close to local schools and amenities on Warren Road and Cowley Drive, with easy access to the South Downs and the A27/A23 road networks and close to bus services into Brighton city centre, this property is being sold with NO ONWARD CHAIN.



### Approach

Paved driveway with off-road parking for two cars, gated side access to rear garden, and covered entrance with part-glazed front door opening into:

### Entrance Hall

Stairs ascend to first floor, door into:

### Living/Dining Room

2.45m x 5.32m (8'0" x 17'5")

Two double glazed windows to rear overlooking garden room, two radiators, Virgin Media point, central heating thermostat.

### Kitchen

4.97 x 2.62m (16'3" x 8'7")

Wooden kitchen units at eye and base level, laminated work surfaces with tiled splashbacks, acrylic sink with mixer tap and drainer, four-ring gas hob, integrated oven, 'Navien' boiler and vinyl flooring. Three floor-to-ceiling cupboards, one housing gas and electric meters and fuse board, large double glazed window to front overlooking driveway, and double glazed UPVC door to rear leading into garden room.

### Garden Room/Conservatory

2.24m x 5.59m (7'4" x 18'4")

Two radiators, electric power points, wall lights, and UPVC French doors leading onto south-westerly aspect rear garden.

### Bedroom

4.97m x 3.33m (16'3" x 10'11")

Dual aspect with double glazed windows to front and rear, carpeted, radiator.

### Bedroom

2.95m x 3.51m (9'8" x 11'6")

Double glazed window overlooking rear garden with side views over downland and sea, carpeted, radiator.

### Bathroom

Fully tiled with accessible walk-in shower with 'Mira Sprint' electric shower, wall-mounted wash basin and low-level WC. Obscure double glazed window to front, wood-panelled ceiling and wall-mounted medicine cabinet with shelf.

### West-Facing Garden

Mainly laid to artificial grass with large raised area laid to pebble shingle, paved section, mature tree and shrubs, gated side access to front.



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		
	65	78
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: C

- Two-Bedroom End-of-Terrace House
- Double Glazing Throughout
- West-Facing Rear Garden
- Requires Cosmetic Updating
- Garden Room/Conservatory
- Situated in a Quiet Close
- Close to Local Schools & Amenities
- Easy Access to A27 & A23
- Good Bus Services into Brighton City Centre
- NO ONWARD CHAIN