

Crescent Drive North, Woodingdean, Brighton, BN2 6SF

Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft

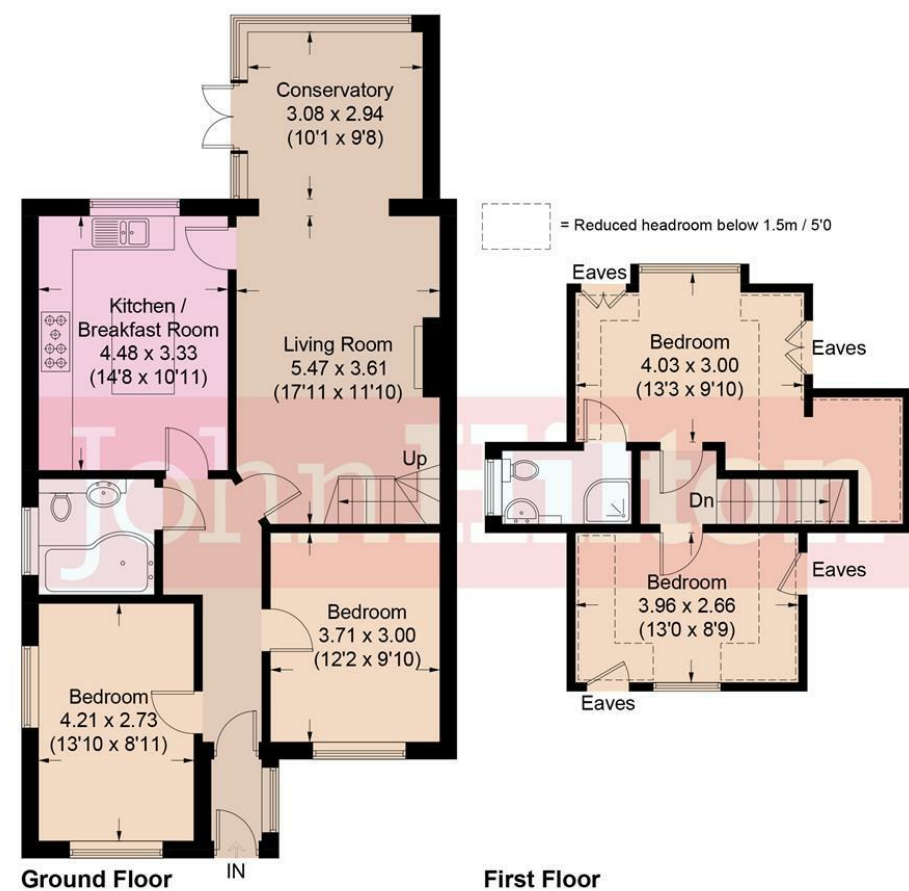


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1261.00 sq ft

108 Crescent Drive North, Woodingdean, BN2 6SF

To view, contact John Hilton:
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Guide Price £475,000-£500,000
Freehold



108 Crescent Drive North Woodingdean BN2 6SF

*** GUIDE PRICE £475,000-£500,000 ***

Located in a popular residential area of Woodingdean with stunning views of the South Downs, this four-bedroom, two-bathroom, semi-detached chalet bungalow offers a block-paved driveway with off-road parking, double glazing throughout and a rear garden comprising a raised terrace and lawn with a westerly aspect to enjoy the evening sun.

The ground floor accommodation offers a bright and spacious extended living/dining room with open-plan conservatory to the rear, separate modern kitchen - with wooden worktops and central island, a range of eye and base level cupboards with space and plumbing for multiple appliances, tiled splashbacks, 'Belling' range oven and laminate wood flooring - two double bedrooms to the front and a modern family bathroom comprising bath with shower over and WC with concealed cistern. The staircase ascends from the living room to the first floor where there are two further bedrooms, the main bedroom having a modern en-suite shower room and beautiful westerly views over the South Downs to Brighton Racecourse.

The property further benefits from gated side access to the rear garden and convenient access to stunning countryside walks on the Downs. Situated in close proximity to local primary school and bus services into Brighton's city centre, there is a local Post Office/convenience store located on nearby Cowley Drive, with a Co-Op, a family-friendly pub and a variety of take-aways just a 5-minute drive away on Warren Road. With easy access to the A27 and A23 road networks, this property would be ideal for commuting to Gatwick Airport and London and would make a lovely family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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

- Semi-Detached Chalet Bungalow
- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Stunning Views Over South Downs
- Lawned West-Facing Garden
- Raised Terrace
- Double Glazing Throughout
- Driveway with Off-Road Parking
- Close to Local Amenities
- Walking Distance to Local Primary School