



Warren Road, Woodingdean

Guide price £550,000 - £600,000



Property highlights

- Desirable location in Woodingdean
- Detached home
- Four double bedrooms
- Sunlit living room with sea views
- Extended modern kitchen with garden access
- Modern bathroom with bath and shower
- Low-maintenance sunny garden
- Raised deck for al-fresco dining
- Spacious driveway with ample parking
- Loft with extension potential (subject to planning)



Guide £550,000–£600,000. Spacious 4-bed home in Woodingdean with sea views, modern kitchen, sunny garden & extension potential (STPP).

The property

This well-proportioned family home is situated in the heart of Woodingdean, just moments from local amenities and excellent transport links to the coast, the A27, and beyond. Move-in ready, it also offers potential for an upward extension to fully capitalise on the stunning sea views.

Set back from the road, the property features a spacious driveway with ample parking for multiple cars. Steps lead to the front door, while a convenient side entrance provides direct access to the kitchen. Inside, all rooms are arranged off a long central hallway.

The heart of the home is the extended kitchen—a bright, modern space with sleek beige gloss units, wooden worktops, and plenty of preparation space. At the rear, the current owners have created a cosy sitting area overlooking the garden, though it could easily serve as a dining space.

There are four generous double bedrooms. The principal, located at the back, includes built-in wardrobes, while the former garage has been converted into an additional bedroom — which would also be ideal as a home office. The stylish bathroom features geometric floor tiles, white subway walls, a bath, separate shower, and vanity sink.

The sunlit living room at the front of the house enjoys views across the fields to the sea and offers plenty of space for both seating and dining.

Outside, the sunny garden is designed for both relaxation and play. It features a lawned area perfect for children and a raised deck perfect for summer dining, bordered by sleeper-lined flower beds. Low-maintenance and family-friendly, the property also benefits from ample storage and a partially boarded loft, which could be extended (subject to planning permission).

Additional property information

Property type: Detached

Tenure: Freehold

Council tax band: D

Parking: Off-street for several cars

The area

Woodingdean is a vibrant area offering a blend of suburban convenience and countryside charm. Positioned on the edge of the South Downs National Park, it provides stunning views and easy access to scenic walks, including routes to Rottingdean village, Brighton Racecourse and Lewes.

Woodingdean benefits from a strong community feel, with local shops, cafés, and essential amenities including independent stores, a post office, and convenience stores. The area is well-served by reputable schools, such as Woodingdean Primary, Rudyard Kipling Primary, and Longhill High School making it popular with families.

For outdoor enthusiasts, the surrounding South Downs offer endless opportunities for walking, cycling, and nature exploration. A picturesque walk leads to Rottingdean, a historic coastal village known for its charming high street, beach, and links to Rudyard Kipling. The route towards Brighton Racecourse rewards walkers with panoramic views.

Warren Road enjoys excellent transport links with regular bus services connecting Woodingdean to Brighton city centre. By car, Brighton is just a short drive away, providing access to a vibrant cultural scene, shops, restaurants, and mainline train stations with direct routes to London. The A27 is just two miles away and provides links to all parts of the city and beyond.

A note from the owners

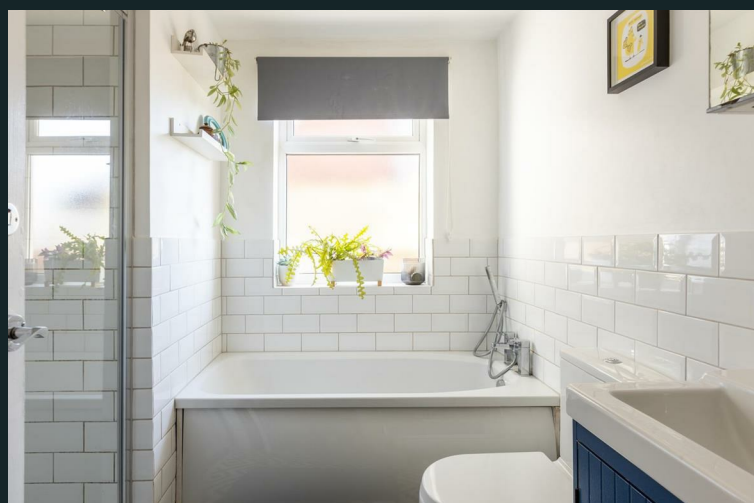
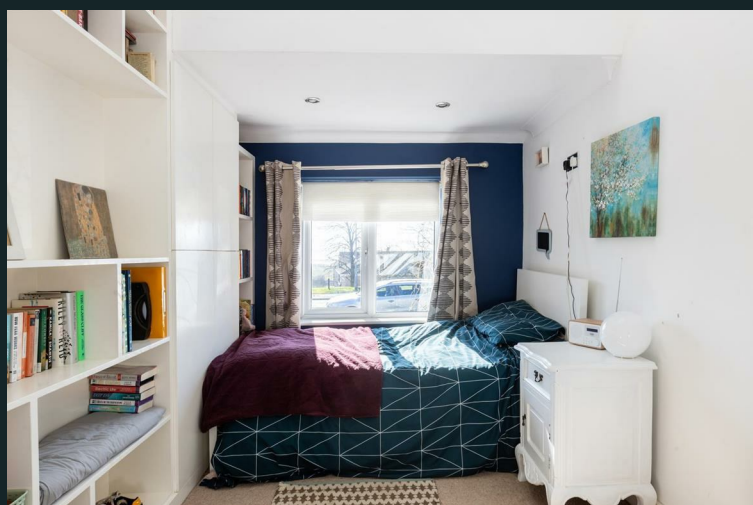
When looking for our current house, we wanted somewhere we could grow into - this home was it! We've been spoilt for space over the last 15 years, as our family has grown. We also didn't appreciate the amount of green space we'd have access to when we moved here - we can walk the dog over the Downs for miles or across the fields to the sea - but can also jump on a bus and be in the city within minutes.

Property disclaimer

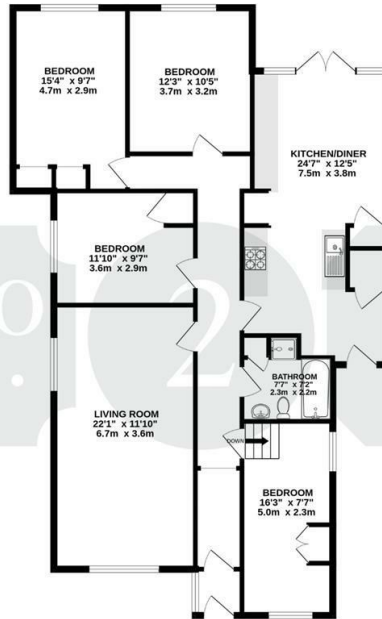
All property details have been provided by the owners. While Number Twenty Four strives for accuracy, we cannot guarantee the completeness or correctness of this information. Buyers are advised to conduct their own due diligence before proceeding with a purchase.







GROUND FLOOR



TOTAL FLOOR AREA: 1292 sq ft (120.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01273 670253
hello@numbertwentyfour.co.uk
numbertwentyfour.co.uk

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