



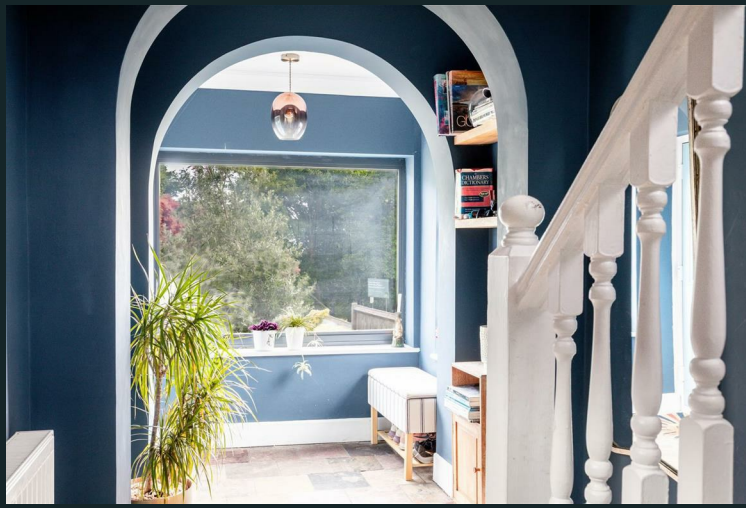
Warren Road, Woodingdean

Guide price £700,000 - £750,000



Property highlights

- Desirable location in Woodingdean close to schools and shops
- Stunning downland and sea views
- Well-presented semi-detached home
- Four good-sized bedrooms
- Two modern bathrooms
- Sunlit living room with feature fireplace
- Modern open plan kitchen/dining room with breakfast bar
- Versatile sunroom with bi-fold doors to garden
- Multi-tiered landscaped garden
- Garage and driveway



Guide price £700,000–£750,000. Stylish 4-bed semi in Woodingdean near schools, shops & the Downs. Includes landscaped garden, garage & driveway – a rare find in a great location.

The property

Tucked away behind mature trees in a desirable part of North Woodingdean, this beautifully presented four-bedroom semi-detached home is perfectly positioned for family life. With local schools, shops, and the South Downs National Park all close by, and with far-reaching views of both the sea and surrounding downland from the front, this property offers a rare blend of tranquillity and convenience.

Thoughtfully renovated by the current owners, the house has been transformed into a stylish, design-led home. Practical improvements such as new double-glazed windows enhance comfort and efficiency, while the reconfigured kitchen creates a more sociable and functional living space. The interiors are finished with Farrow & Ball paint tones, and solid wood flooring flows throughout the ground floor, adding warmth and cohesion.

Approached via a well-kept front lawn and patio – a perfect spot to enjoy the rolling views – you enter the home through a distinctive entranceway with arched openings and a stone tiled floor underfoot. A charming round window at the end of the hall offers a glimpse into the kitchen, while a door leads into the main living areas. At the front, the light-filled living room features a large bay window and an eye-catching geometric tiled fireplace. In the centre of the space, a generous dining room connects seamlessly to the kitchen via a sociable breakfast bar. The white gloss kitchen, paired with textured grey wall tiles, offers ample storage and worktop space in a stylish and practical setting. A utility zone, WC, and door leading to the front of the house add convenience.

To the rear, the sunroom provides a versatile space with a stunning outlook over the garden. An exposed brick wall adds texture and warmth, while bi-fold doors open fully onto the garden, blurring the line between indoor and outdoor living.

The multi-tiered rear garden is a private oasis. Mature planting borders a central lawn, while a patio near the house is ideal for al fresco dining. A raised deck at the top of the garden provides a sunny spot to relax, and a garage to the side offers generous storage. A driveway with off-street parking for one car adds everyday practicality.

Upstairs, the first floor hosts three bedrooms and the family bathroom. The front bedroom features a bay window with lovely views, built-in storage, and a characterful exposed brick wall. The rear bedroom overlooks the garden, while the third is currently used as a home office. The spacious bathroom includes both a separate bath and an enclosed shower, offering flexibility for busy family routines.

The top floor is dedicated to a luxurious principal suite. With dual-aspect windows framing the very best of the views, this light and spacious room also benefits from built-in storage and a generous wet room with underfloor heating – the perfect sanctuary to escape the hustle and bustle of daily life.

Additional property information

Property type: Semi-detached house

Tenure: Freehold

Council tax band: D

Parking: Off-street parking and garage

The area

Woodingdean offers the best of both worlds – the convenience of suburban living with the charm and beauty of the countryside. Nestled on the edge of the South Downs National Park, the area boasts breathtaking views and easy access to scenic walking routes that lead to Rottingdean village, Brighton Racecourse, and Lewes.

Known for its strong sense of community, Woodingdean is home to a variety of independent shops, cafés, and essential amenities, including a post office and convenience stores. Families are well catered for, with a choice of respected local schools such as Woodingdean Primary, Rudyard Kipling Primary, and Longhill High School.

Outdoor enthusiasts will find plenty to enjoy, with the surrounding South Downs providing endless opportunities for walking, cycling, and nature-filled adventures. A picturesque path leads to the historic coastal village of Rottingdean, known for its charming high street, pebble beach, and literary connections to Rudyard Kipling. Alternatively, head towards Brighton Racecourse for panoramic views across the city and sea.

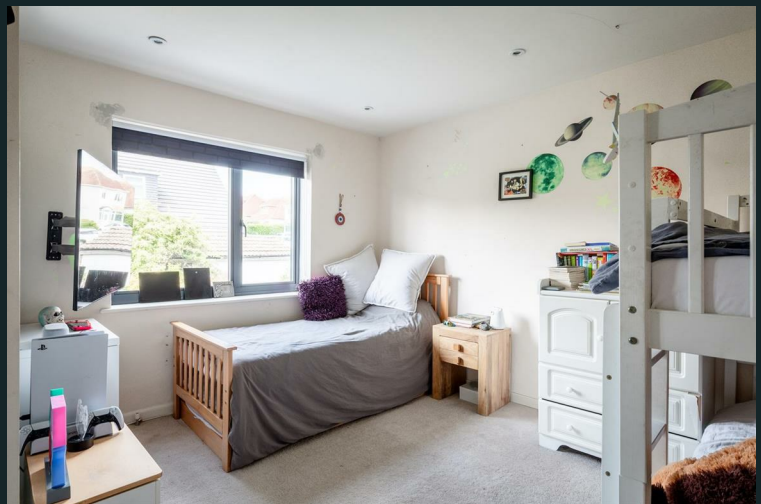
Transport links

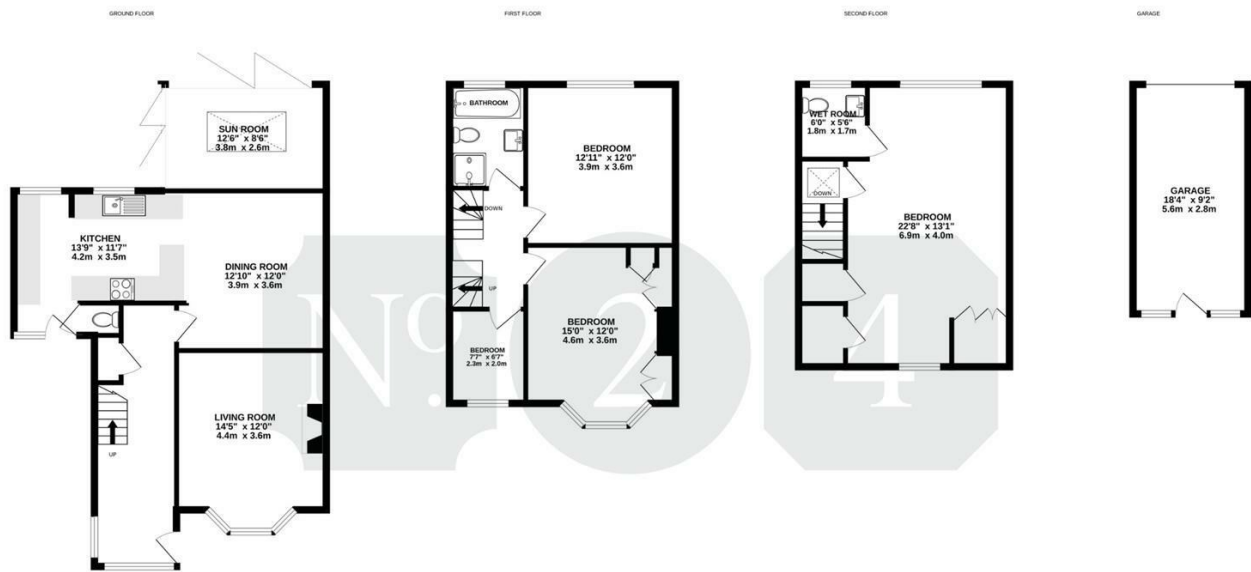
Warren Road is particularly well-connected, with regular bus services offering swift access to Brighton city centre. By car, Brighton is only a short drive away, putting its vibrant cultural scene, diverse shopping, and mainline train stations with direct services to London within easy reach. The nearby A27 also offers convenient links to the wider region and beyond.











TOTAL FLOOR AREA : 1554sq.ft. (144.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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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