

Willingdon Road, Brighton, BN2 4DF



## welcome to

## Willingdon Road, Brighton

Fox & Sons are delighted to market this four bedroom semi-detached family home. The property is well-presented throughout with spacious living accommodation spanning over three floors. Located in a quiet cul-de-sac the property is further complimented by beautiful views over the surrounding woodland













Nestled in a tranquil and sought-after residential location, Willingdon Road in Brighton presents an ideal family home that seamlessly combines modern comforts with timeless charm. Boasting four spacious bedrooms, this property is designed to cater to the needs of a growing family, providing ample space for both relaxation and entertainment.

One of the standout features of this property is its stunning garden, meticulously landscaped to create a serene outdoor retreat. The addition of a summer house further enhances the outdoor living experience, offering a perfect spot for al fresco dining, gatherings with friends, or simply unwinding amidst nature.

Convenience is key with off-road parking and an integral garage, ensuring hassle-free arrivals and departures. Families will appreciate the proximity to nearby shops, schools, and excellent transport links, making daily errands and commuting a breeze.

The interior of the home is equally impressive, with a thoughtfully designed layout that maximizes space and functionality. A highlight is the loft conversion featuring an en-suite bedroom, providing privacy and comfort for family members or guests. The Velux balcony window offers breathtaking views over the picturesque South Downs, creating a tranquil retreat within your own home.

Willingdon Road offers a rare opportunity to embrace a harmonious blend of indoor luxury and outdoor beauty in a prime Brighton location.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.tocalagent.com

#### welcome to

# Willingdon Road, Brighton

- FOUR BEDROOM SEMI DETACHED HOUSE
- STUNNING GARDENS & SUMMER HOUSE
- OFF ROAD PARKING & INTEGRAL GARAGE
- IDEAL FAMILY HOUSE
- QUIET RESIDENTIAL LOCATION
- CLOSE TO SHOPS, SCHOOLS & EXCELLENT TRANSPORT LINKS
- EPC RATING: C
- 131.7m2/ 1418sqft

Tenure: Freehold EPC Rating: C

offers in excess of

# £550,000





# view this property online fox-and-sons.co.uk/Property/BEG106756

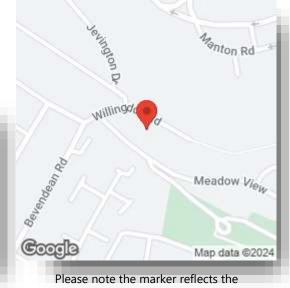


Property Ref:

BEG106756 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

fox & sons



01273 677544



 ${\tt LewesRoad} @ {\tt fox-and-sons.co.uk} \\$ 



196-197 Lewes Road, BRIGHTON, East Sussex, BN2 3LA



fox-and-sons.co.uk