



Woodbourne Avenue, Brighton, BN1 8EQ

welcome to

Woodbourne Avenue, Brighton

An extended 3-bedroom semi-detached property with open plan living spaces centred around breath taking views in a highly sought after location. This property is perfect for families and those looking to downsize.



Fox & Sons are delighted to offer this larger than average extended 3-bedroom semi-detached property to the market. The highlight of this property is the beautiful scenic views of The South Downs and rolling hills to the rear of the property.

The property compromises of 3 spacious bedrooms and a kitchen to the front of the house as well as a family bathroom.

The extended open plan living room and dining area top the rear of the property is the main attraction and is perfect for hosting and entertaining allowing spectacular views. There are French doors leading out from the living room into a beautiful, landscaped rear garden which can be enjoyed all year round.

The property further benefits from a driveway to the front allowing parking for 2 cars.

If you want a modern family home which is perfect for socialising and entertaining with stunning views, then this property is ideal.



Total floor area 74.4 m² (801 sq.ft.) approx

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.focalagent.com

Location

Woodbourne Avenue is situated in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Dunelm, Argos, Pets at Home, Matalan and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups. County Oak Medical centre, Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are all accessible from this lovely family home. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton City centre.

The property enjoys stunning views over both Hollingbury and Patcham and far-reaching views towards The South Downs National Park and the Chattri war memorial.

Key Information

Schools

Primary: Patcham Infant School - 0.4 miles, Patcham Junior School - 0.5 miles, Balfour Primary School - 0.6 miles, St Bernadette's Catholic Primary School - 0.7 miles, Westdene Primary School - 1.0 miles, Hertford Primary School - 1.0 miles, Downs Junior School - 1.2 miles, Downs Infant School - 1.3 miles, Stanford Infant School - 1.3 miles, Stanford Junior School - 1.4 miles, Coldean Primary School - 1.4 miles.

Secondary: Varndean School - 0.4 miles, Patcham High School - 0.5 miles, Dorothy Stringer School - 0.5 miles, Varndean College - 0.5 miles, Downs View Link College - 0.5 miles, Cardinal Newman Catholic School - 1.5 miles, BHASVIC College - 2.3 miles.

Train Stations

Preston Park Station - 0.9 miles
London Road Station - 1.3 miles
Brighton Mainline Station - 2.2 miles

Amenities

Woodbourne Avenue Shopping Parade - 0.1 miles
Wilmington Parade Shopping - 0.5 miles
Sainsbury's Local (Carden Avenue) - 0.7 miles
Carden Avenue Shopping Parade - 1.0 miles
Patcham Village - 1.1 miles
Fiveways Shopping Parade - 1.3 miles
M&S Simply Food Hall (Carden Avenue) - 1.4 miles
Asda Superstore (Hollingbury) - 1.6 miles
Preston Circus/London Road Shopping - 1.8 miles
Sainsbury's Superstore (Lewes Road) - 2.2 miles
Seven Dials Shopping Parade - 2.2 miles
Pavilion Retail Park (Lewes Road) - 2.4 miles
Brighton City Centre - 3.1 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

Notes

Additional extension is possible subject to planning approval.

welcome to

Woodbourne Avenue, Brighton

- EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN LIVING ACCOMMODATION
- OFF ROAD PARKING FOR 2 CARS
- FITTED KITCHEN
- LARGE LANDSCAPED REAR GARDEN
- STUNNING UNINTERUPTED VIEWS OF THE SOUTH DOWNS
- LOCAL AMENITIES, SCHOOLS & COLLEGES ARE CLOSEBY

Tenure: Freehold EPC Rating: D

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106564 - 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.

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