



Crescent Drive North, Brighton, BN2 6SP
Asking Price £700,000



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Welcome to this exceptional four bedroom detached home nestled in the highly sought-after area of Woodingdean. With an idyllic location on the outskirts of the city, this stunning house offers a fantastic south-facing position, providing rooftop views across the Downs to the sparkling sea.

As you step into the ground floor, you are greeted by a spacious hallway leading you towards the heart of the home. The lounge captures the essence of modern living, featuring bifold doors that open up to a south-facing terrace, offering distant views and an abundance of natural light. Its contemporary design seamlessly integrates the outdoors and indoors, creating a seamless flow.

The modern kitchen is a chef's dream, complete with built-in appliances and windows illuminating the space from two angles. It also provides direct access to the garden through a convenient door. Adjacent to the kitchen, a separate dining room awaits, featuring built-in cupboards and glass-fronted display cabinets. From here, you can enter the spacious conservatory, which leads to the lower patio area and expansive garden, perfect for entertaining guests and enjoying quality family time.

Further on the ground floor, you will discover a utility room, cloakroom, and a luxurious fully tiled shower room offering a generously sized shower enclosure, WC and wash basin on vanity unit. Additionally, there is a versatile space that can be utilized as an office or an additional bedroom, benefiting from patio doors opening to the terrace.







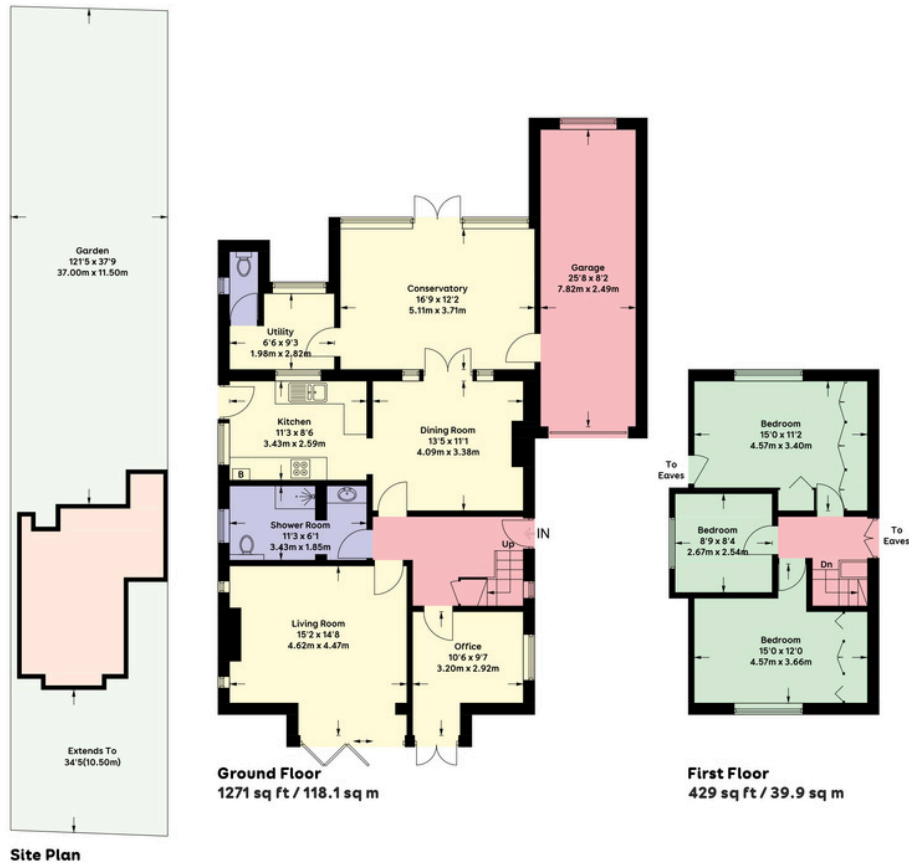
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Moving upstairs, the first floor boasts three generous double bedrooms, two of which feature an array of built-in wardrobes, providing ample storage for all your clothes and belongings.

Externally, the property showcases a charming front garden, and a driveway with parking space for several cars, leading to a 25' garage, offering car parking, secure storage or potentially a workshop. The true jewel of this residence is the rear tiered garden, stretching over 120 feet. It presents an array of delights, including a lower patio area, a raised seating spot, a peaceful pond, and a well-maintained lawn surrounded by mature borders. At the top, you'll discover a delightful and private seating area with a charming summer house, perfect for unwinding and enjoying the tranquillity of your surroundings.



With a total floor space of 1478 square feet (137 square metres), this property effortlessly combines style, space, and location. Whether you are a growing family or simply looking for a serene place to call home, this immaculate property ticks all the boxes. Don't miss out on the opportunity to own this exceptional residence in one of Brighton's most popular residential areas.



Ground Floor
1271 sq ft / 118.1 sq m

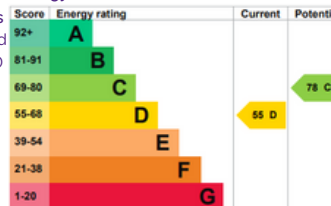
First Floor
429 sq ft / 39.9 sq m

Site Plan



Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate



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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE) = **1478 sqft / 137.3 sqm**
GARAGE = **210 sqft / 19.5 sqm**
TOTAL = **1688 sqft / 156.8 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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