



27 Downs Valley Road, Woodingdean, BN2 6RL

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Porch * Entrance Hall * Living Room * Dining Room * Two Bedrooms * Kitchen Breakfast Room * Bathroom.

First Floor: Bedroom Three.

Outside: Garage with own driveway, electronic up and over door, door to garden, power and light.

Gardens: Front Garden mainly paved and flower border. Rear Garden with paved patio area approx. 60' x 30' with lawn and established shrub borders.

Gas Fired Central Heating * Double Glazing

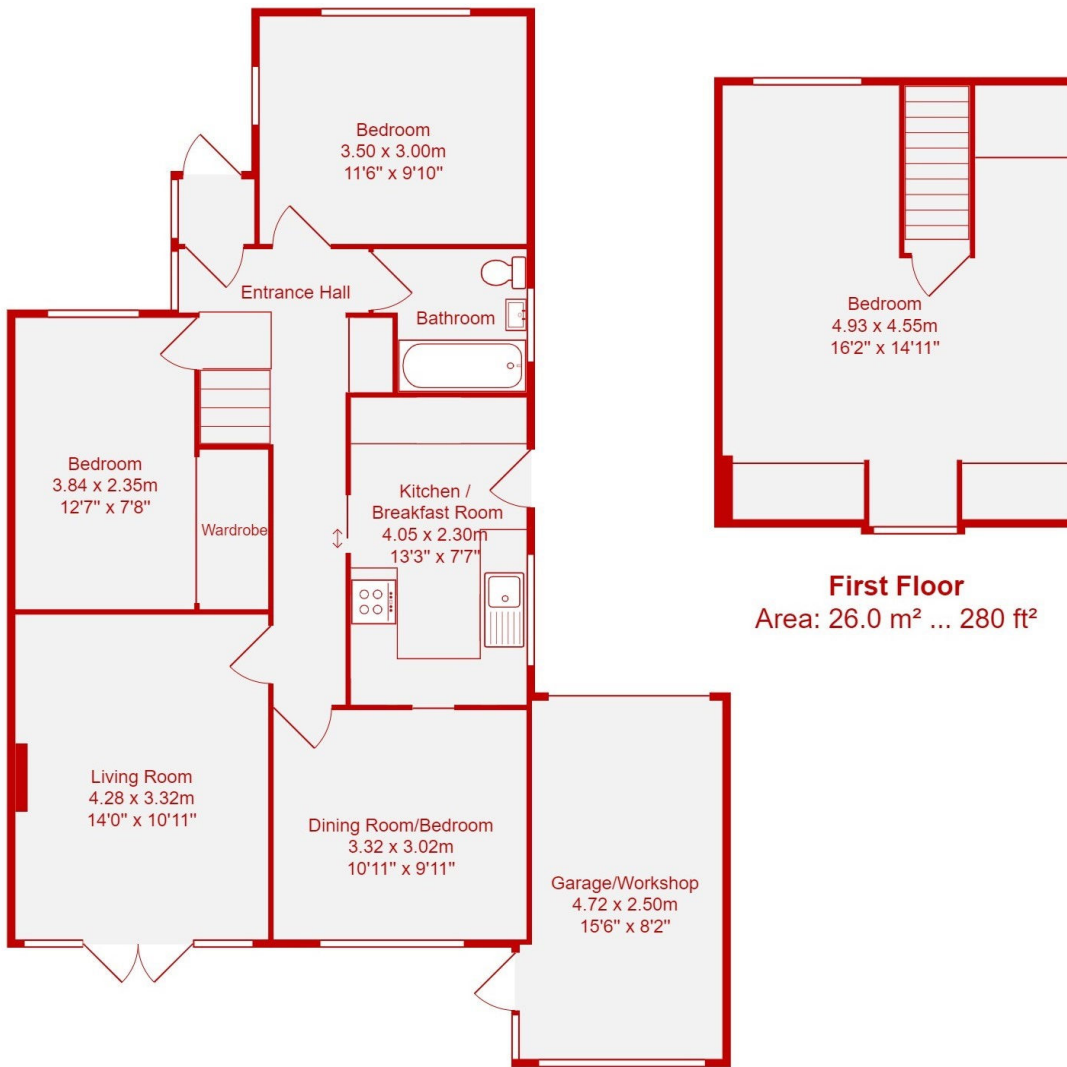
Price £375,000. This attractive semi detached chalet bungalow offers spacious and versatile accommodation which is arranged over two floors. The property offers light and airy accommodation but would benefit from some further modernisation and redecoration.

Downs Valley Road is a great family area and is conveniently located close to schools, shops, and local amenities. Many parks are situated close by, ideal for walking the dog or letting the children release their energy. Rottingdean Village and the Brighton city centre are all a drive or bus ride away.

Tenure: Freehold
Council Tax: Band C
Parking: Garage, Driveway, On street



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		



First Floor
Area: 26.0 m² ... 280 ft²

Ground Floor
Area: 71.0 m² ... 764 ft²

Total Area: 97.0 m² ... 1044 ft² (excluding garage/workshop)

All measurements are approximate and for display purposes only.

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9 Kings Parade, Ditchling Road, Brighton, BN1 6JT

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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.