



## Warren Road, Brighton



£2,750

- NEW BUILD SEMI DETACHED HOUSE
- ALLOCATED PARKING WITH EV CHARGER
- SOUTH FACING JULIET BALCONY FROM LOUNGE
- FOUR BEDROOM, TWO BATHROOM
- STUNNING VIEWS
- B RATED EPC

Located on Warren Road this stunning semi detached house offers the perfect blend of modern luxury and environmental consciousness.

Step inside, and you'll be greeted by spectacular views that stretch across open countryside to the mesmerizing English Channel. This 4-bedroom residence offers spacious, well-appointed bedrooms, with a luxurious family bathroom featuring a separate shower and en-suite featuring free standing bath with stunning views. Electric vehicle charging is readily available, and bespoke fitted storage cupboards provide practical organization.

The low-maintenance self-cleaning render and vertical composite cladding ensure your home always looks its best. The well-equipped kitchen, complete with Bosch appliances and Carrara Stone worktops, is a chef's dream.

Warren Road is situated in the popular location of North Woodingdean, which is a highly sought after residential area close to the South Downs, with the benefit of local shops in Warren Road and Warren Way. There is also easy access to Brighton town centre just a short drive or bus journey away.

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## Accommodation

### Driveway

Allocated parking with EV charger

### Entrance Hall

Bespoke mirror fronted built in storage cupboards, wall mounted radiator, doors leading to;

### Bedroom Two 15'53 x 10'02 (4.57m x 3.10m)

Carpet flooring, wall mounted radiator, double glazed window to side, double glazed sliding doors leading to rear garden

### Bedroom Three 11'58 x 10'99 (3.35m x 3.05m)

Carpet flooring, wall mounted radiator, double glazed window facing front with stunning sea views

### Bedroom Four 10'98 x 7'57 (3.05m x 2.13m)

Carpet flooring, wall mounted radiator, double glazed window overlooking the rear garden

### Family Bathroom 10'01 x 6'42 (3.07m x 1.83m)

Frosted double glazed window to side aspect, panel enclosed bath with marble tile surround and centralised wall mounted mixer taps, floating concealed low level WC with wall mounted flush button system, wall mounted wash hand basin with designer chrome mixer tap and matching marble effect splashback, inset to vanity cupboard below with shelving and mirrored cupboard above,, walk in shower cubicle with fitted main shower and tiled insert, wall mounted designer radiator with tail rail, skimmed ceiling with spotlights and extractor fan

### Stairs Leading To First Floor

### Open Planned Kitchen / Lounge 34,69 x 18'04 (10.36m, 21.03m x 5.59m)

#### Lounge

Wall mounted radiator, South facing double sliding doors with Juliet balcony enjoying stunning views over looking across the national trust and out to sea, space for formal dining table and chairs and office area

#### Kitchen

Mixture of wall and base units set under Carrara Stone work tops, integrated appliances which include; fridge freezer, dishwasher, Bosch oven with induction hob and Bosch combination microwave oven. Extractor fan, double glazed windows to side, wall mounted radiators, double glazed windows overlooking the rear garden

### Stairs Leading To Second Floor

#### Bedroom One

Carpet flooring, wall mounted radiator, built in storage, double glazed windows facing rear garden, door leading to en-suite bathroom

#### En-Suite Bathroom

WC, Vanity sink units, separate shower, free standing bath, Velux window with stunning views

#### Rear Garden

Paved area with steps up leading to a laid to lawn garden with further steps leading to raised paved area, planter surrounds and side access



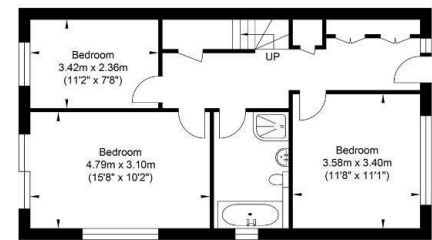
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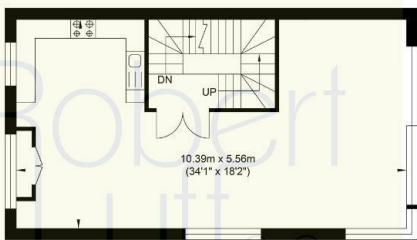
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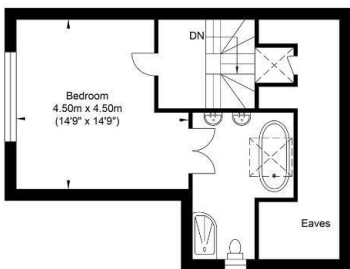
Warren Road Development



Ground Floor  
Approximate Floor Area  
622.26 sq ft  
(57.81 sq m)



First Floor  
Approximate Floor Area  
622.26 sq ft  
(57.81 sq m)



Second Floor  
Approximate Floor Area  
497.29 sq ft  
(46.20 sq m)

Approximate Gross Internal Area = 161.82 sq m / 1741.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   |                         |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |

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