

# 1 Cowley Drive

Brighton, BN2 6WA

**Asking price £475,000**

A beautifully presented four bedroom family home, arranged over two floors and offering approximately 1,179 sq ft of stylish and well planned accommodation. Positioned in a popular Woodingdean location, the property combines generous living space, a superb open plan kitchen and dining room, a separate sitting room, utility room, landscaped front garden and a good size rear garden.



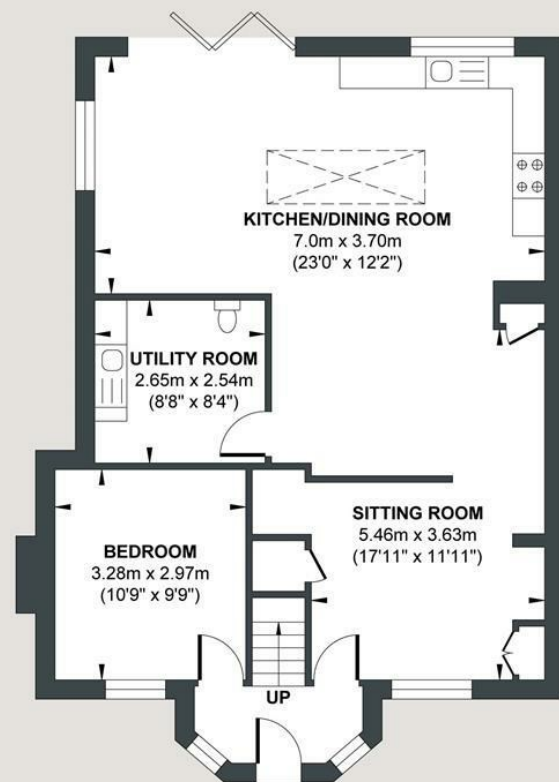
- Four bedroom family home in popular Woodingdean
- Beautifully presented throughout
- Stylish fitted kitchen with central island
- Separate sitting room to the front
- Landscaped front garden and good size rear garden with lawn and terrace
- Approximately 1,179 sq ft of accommodation
- Superb open plan kitchen and dining room
- Large roof lanterns and excellent natural light
- Useful utility room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

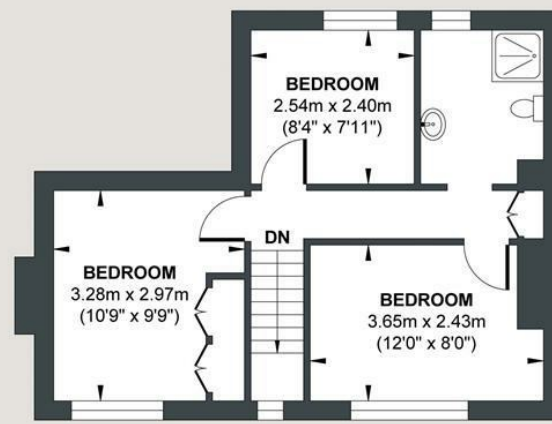


## COWLEY DRIVE

Approx. Gross Internal Floor Area = 109.56 sq m / 1179.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**Approximate Floor Area**  
787.81 sq ft  
(73.19 sq m)



**Approximate Floor Area**  
391.48 sq ft  
(36.37 sq m)



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All measurements are approximate

