

# 19 South Woodlands

Brighton, BN1 8WU

## Offers in excess of £1,000,000

A stunning refurbished detached 5 bedroom family home which offers spacious accommodation and benefits from having a large driveway and lovely rear garden.

Occupying a sought after residential location in Patcham, the property is within a short stroll of Patcham Old Village with its local shopping facilities, and close to numerous local schools catering for all ages.

The accommodation comprises on the ground floor: entrance hall, spacious 'L' shaped lounge kitchen dining room enjoying a double aspect and with access leading onto the rear garden. The Garage has been converted into the 5th bedroom or could be another reception room, there is also a utility room and downstairs shower room.

On the first floor there is a large main bedroom with en-suite bathroom, an additional 3 further bedrooms and a modern family bathroom.

Outside there is a fantastic rear garden with plenty of patio space and steps leading to a flat garden laid with astroturf which is easy to maintain. There is a large driveway to the front for plenty of parking and the owners have kept storage at the front of the old garage for bikes etc.

Occupying a sought after residential location in Patcham and set back from the main A23, this spacious 5 bedroom, 3 bathroom modern detached family house is a 'stone's throw' from Patcham's picturesque Old Village which is within easy walking distance with its local shopping facilities. Patcham Peace Gardens, Withdean Park and Coney Woods Nature Reserve are all close to hand, and Withdean Sports Complex is nearby providing their recreational facilities. There is easy access out of Brighton leading onto the A23 and A27, and local bus services are nearby providing access to Brighton city centre and seafront.



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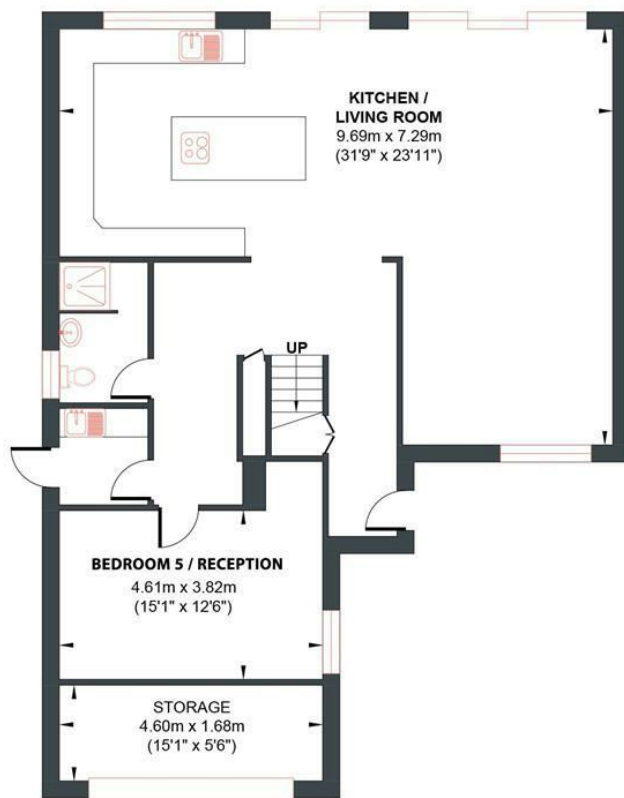


- Detached
- 3 Bathrooms
- Modern
- Air Source Heat Pump
- Fantastic Location
- 5 Bedrooms
- 2 Reception Rooms
- Chain free
- Parking to the front
- Lovely Garden

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>		
(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		
	70	78
England & Wales	EU Directive 2002/91/EC	

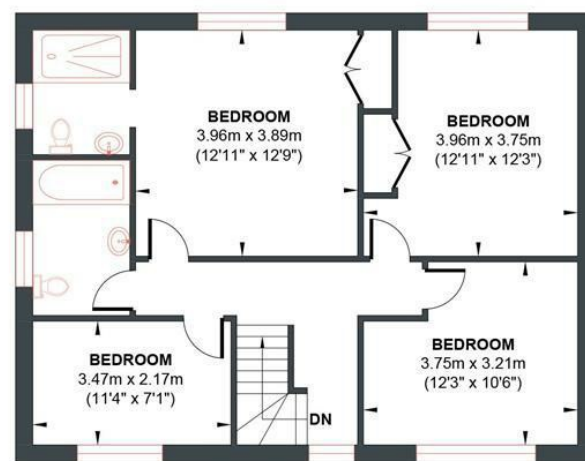
## SOUTH WOODLANDS

Approx. Gross Internal Floor Area (Including Storage) 169.24 sq m / 1821.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area  
1075.09 sq ft  
(99.88 sq m)



FIRST FLOOR

Approximate Floor Area  
746.58 sq ft  
(69.36 sq m)



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All measurements are approximate

