

Foxdown Road  
Brighton

Offers in Excess of £400,000





Well positioned in the popular South Woodingdean area with easy access to both the A27/A23 and the main coast road; a spacious and versatile TWO BEDROOM END-OF-TERRACE HOME set on a LARGE CORNER PLOT with a sizeable GARDEN, OFF-STREET PARKING, GARAGE/CONVERTED WORKSHOP and a HOME OFFICE OUTBUILDING

This generously proportioned home is presented to an excellent standard throughout, offering a classic and practical layout with living space on the ground floor and bedrooms upstairs, alongside the family bathroom.

The impressive lounge and dining room runs the full length of the house and features a charming fireplace. Adjoining is a contemporary, well-equipped kitchen. To the rear, a second reception room provides flexible space, ideal as a home office, snug or playroom, and it opens seamlessly onto the superb garden.



Upstairs, both bedrooms are comfortable doubles, with the principal bedroom also benefiting from a built-in cupboard.

Outside, the property really comes into its own, with a substantial wraparound garden that has been thoughtfully landscaped to include a well-established lawn, terrace and decked seating area. Further highlights include a garage with workshop space, plus a separate studio or office, perfect for working from home.





### **In the Local Area**

Surrounded by the outstanding natural beauty of the South Downs and Castle Hill National Nature Reserve, there's plenty of panoramic outdoor space to explore. Nearby Cowley Drive and Warren Road offer a range of local shops, while the historic village of Rottingdean is easily accessible along with the shops and restaurants of Brighton Marina.

Local schools include Rudyard Kipling Primary School and Nursery, Downs View School and Woodingdean Primary School. The private Roedean School is within easy reach along the coast road.

Falmer Road provides easy access to the A27 and Brighton University. Falmer train station is easily accessible providing local routes, while Brighton station with its mainline commuter links is approximately three and a half miles away. Regular bus services travel into the hubbub of central Brighton. Foxdown Road is not currently located in a controlled parking zone.

The council tax band is B, which is charged at £1,910.06 for 2025/26.

### **Further Information**

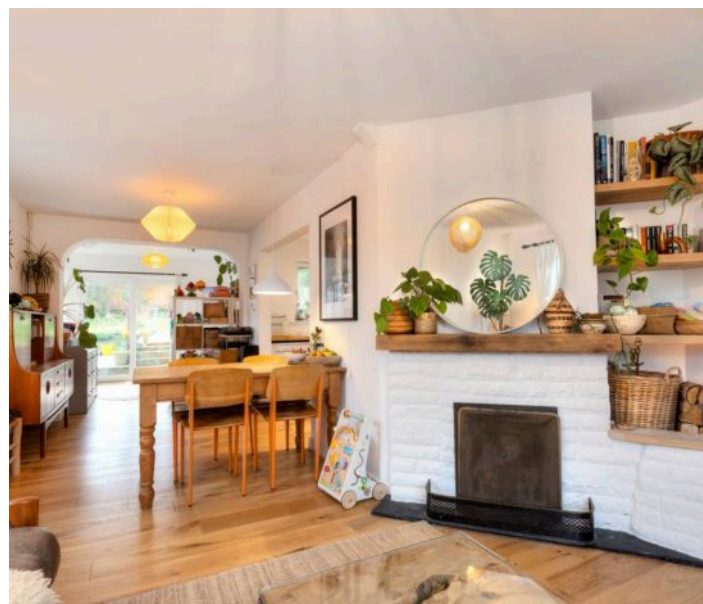
EPC rating - D Council Tax - B

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

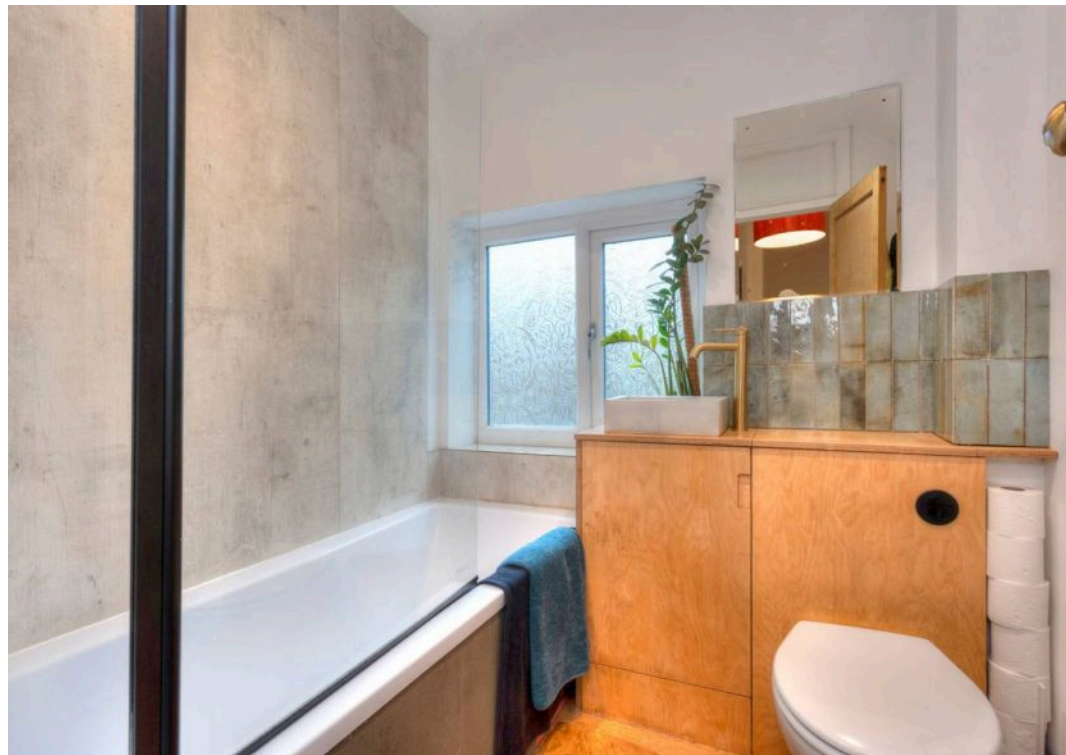
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking - not in a controlled parking zone.

This information has been provided by the seller. Please obtain verification via your legal representative.



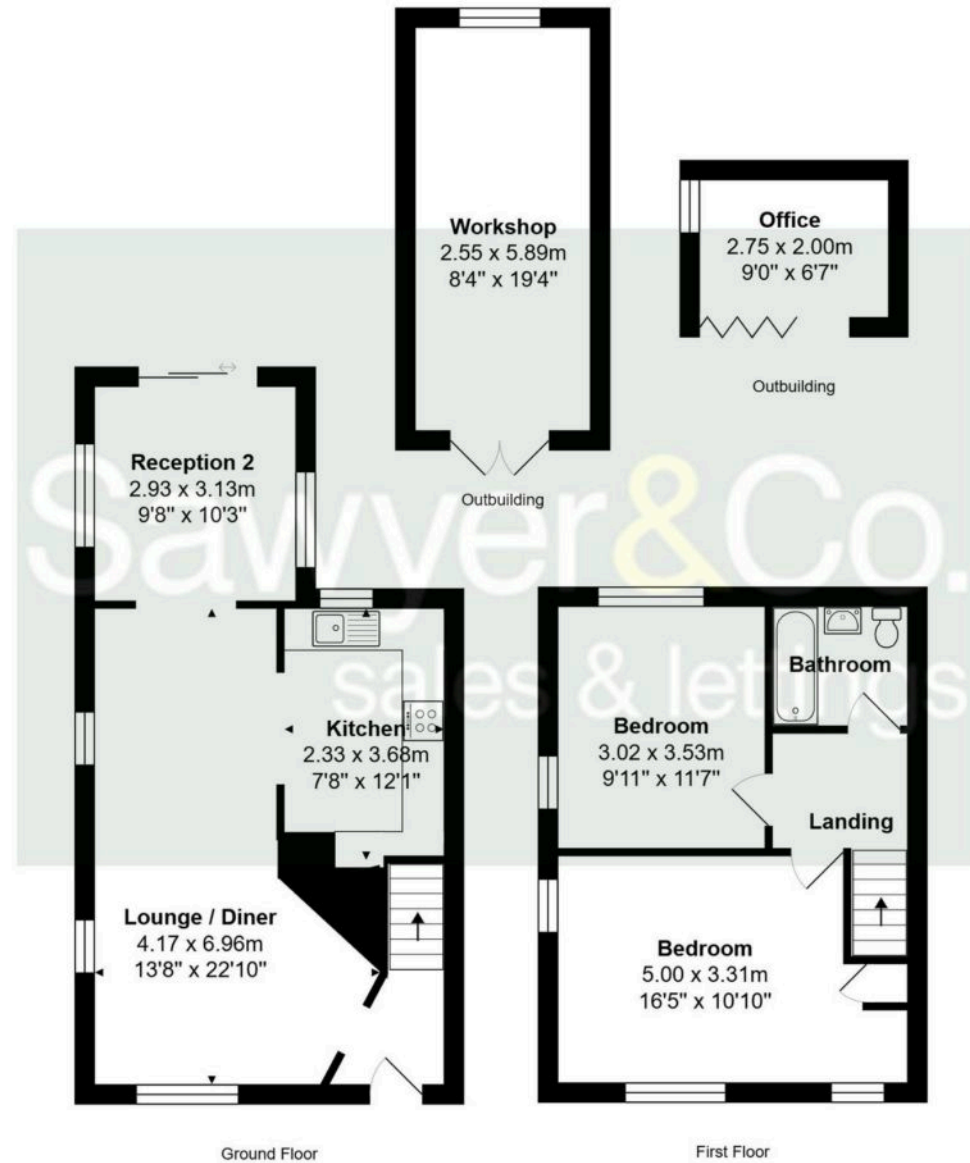












Total Area: 101.1 m<sup>2</sup> ... 1089 ft<sup>2</sup>

All measurements are approximate and for display purposes only.





## Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.