



23 Woodland Way, Brighton, BN1 8BA

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Hall * Living Room/Dining Room with doors onto the garden * Kitchen/Breakfast Room*

First Floor: Landing * Three Bedrooms * Family Bathroom * Separate W.C

Outside: Beautifully presented front garden * lawned rear garden with patio area * Stunning Views * Rear Access

This detached family home offers a lifestyle shaped by light, space and the gentle presence of nature. From its elevated position on the Patcham/Surrenden border, the house enjoys panoramic views towards the South Downs — a backdrop that shifts beautifully with the seasons and brings a sense of openness to everyday living.

Inside, the generous through lounge and dining room creates a natural gathering place for family life: bright mornings, relaxed evenings, and celebrations that spill easily from one space to the next. The extended kitchen breakfast room adds to this feeling of ease — a sunny, welcoming spot where you can cook, chat, and enjoy the outlook over the garden.

Upstairs, three well-proportioned bedrooms offer calm retreats, each benefitting from the home's leafy surroundings. Whether its children growing into their own spaces or adults seeking quiet corners to unwind, the layout supports the gentle flow of family living.

Step outside and the lifestyle continues. Withdean Park sits just moments away, offering tree-lined paths, open lawns and a peaceful escape for dog walks, weekend strolls or simply breathing in the fresh air. The rear vehicle access and potential for a garage or workshop (STNC) add practical flexibility without compromising the home's serene setting.



The property is situated in this highly sought after tree lined residential road and is within walking distance of excellent schools for children of all age groups. There is also a fine range of excellent local shopping available nearby at Fiveways including a Greengrocer, Bakery, Butcher, Deli, Co-op and Post Office. Also within easy reach is the Asda supermarket, Marks & Spencer Food Hall. There is a regular bus service available on Ditchling Road and Surrenden Road. Preston Park mainline railway station is approximately 1.1 miles distant. Brighton City Centre and seafront being approximately 2 miles distant. Hollingbury Golf course is ½ a mile away and Withdean Sports Stadium with its running track, squash courts and gymnasium is approximately 1 mile distant. Brighton Marina with its Cinemas, Casino and Bowling Alley is approx. four miles distant.

Local Information

Shopping at London Rd	1.8 miles
The Lanes	2.5 miles
Preston Park	1.4 miles
Varndean Schools Complex	0.1 miles

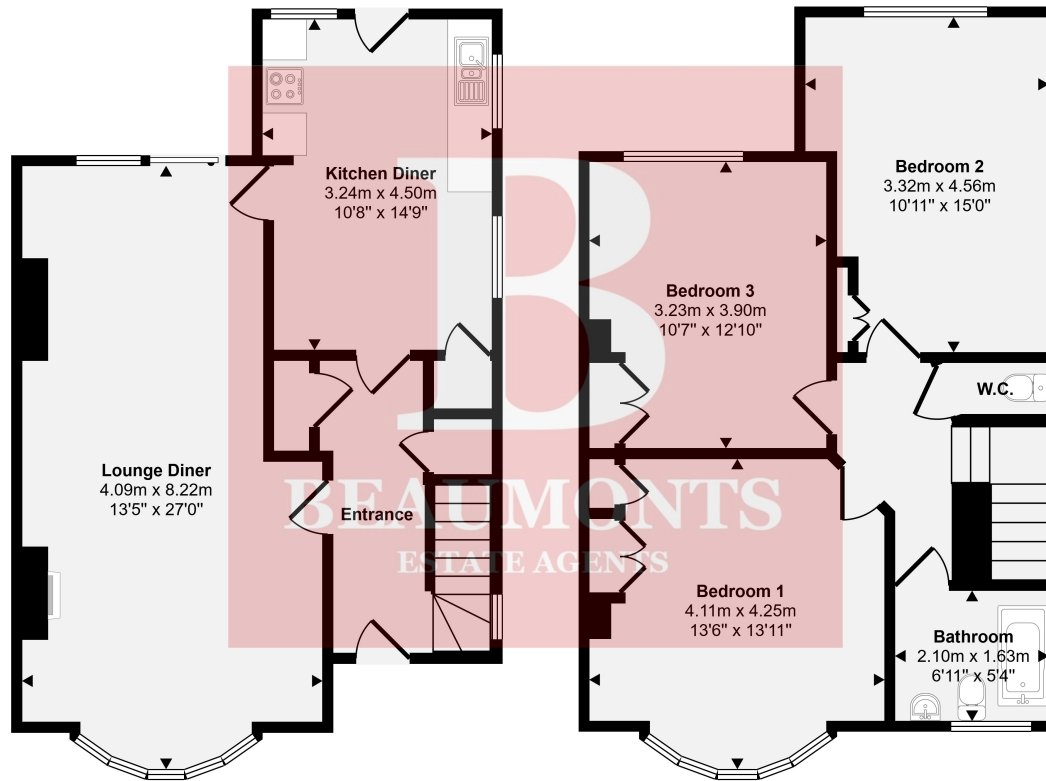
Preston Park Station	1.1 miles
London Road Station	1.3 miles
Brighton Mainline Station	1.9 miles

All approximate walking distances

Council Tax Band E



Approx Gross Internal Area
110 sq m / 1181 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

First Floor
Approx 55 sq m / 596 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.