



The Woodlands, Brighton

Prime Patcham Village four-bedroom detached chalet home with space, wraparound garden, two driveways and pitched roof garage.



About the house

Set discreetly back from the road, this striking detached chalet bungalow offers an exceptional balance of space, versatility and refined living, all set within beautifully landscaped wraparound gardens.

The accommodation unfolds from a welcoming entrance hall, leading through to a superb dual-aspect reception room, flooded with natural light via windows on three elevations, creating an elegant yet inviting space for both relaxing and entertaining. A contemporary fitted kitchen is thoughtfully arranged with a pantry and separate utility room, while an additional reception room provides valuable flexibility, equally suited as a fourth bedroom or home office.

The property further benefits from three generous double bedrooms, each with built-in storage. The principal suite is particularly well-appointed, featuring bespoke fitted wardrobes and a sleek en-suite shower room. A stylish family shower room serves the remaining accommodation.

Externally, the gardens envelop the property on three sides, offering a private and tranquil setting. A manicured lawn is complemented by established planting and a



raised decked terrace, perfectly arranged for al fresco dining and summer entertaining.

Ideally positioned within the highly regarded Patcham area, the property enjoys superb connectivity, with easy access to Brighton and Preston Park mainline stations, as well as the A23 and A27 for swift routes in and out of the city.

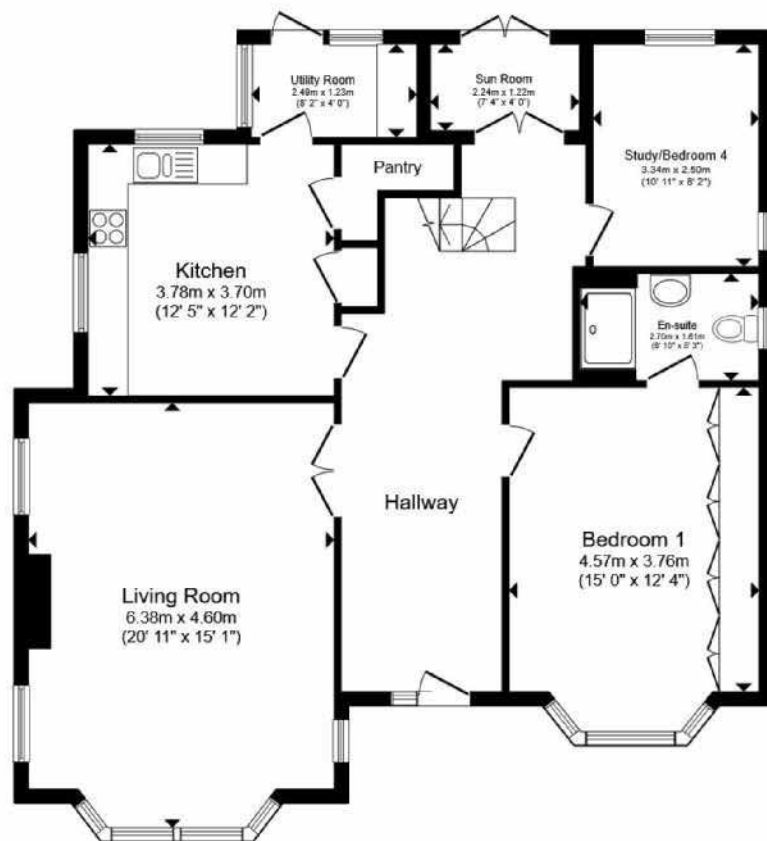
A wealth of local amenities can be found nearby, including Preston Drove, Fiveways and London Road, while the charm of Patcham Village is within easy walking distance. Expansive green spaces, including Withdean

Park, Preston Park and the South Downs National Park, further enhance the setting.

The area is well served by an excellent selection of schools, including Patcham Infant, Junior and High School, alongside Dorothy Stringer, Varndean School and College, and Westdene Primary.



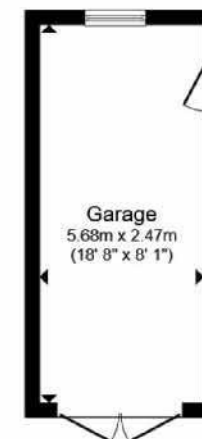




Ground Floor



First Floor



Garage

Total floor area 160.2 m² (1,724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to The Woodlands, Brighton

Occupying a prime position within the highly sought-after Patcham Village, this impressive four-bedroom detached chalet-style residence offers generous and versatile accommodation, complemented by a substantial wraparound garden, two private driveways and a detached pitched roof garage.

Offers in Excess of £775,000

- IMPRESSIVE DETACHED CHALET-STYLE RESIDENCE
- FOUR BEDROOMS & TWO BATHROOMS
- SUBSTANTIAL WRAPAROUND GARDEN
- 2 PRIVATE DRIVEWAYS & DETACHED GARAGE

EPC Rating: D
Council Tax Band: E
Tenure: Freehold



To find out more information or to arrange a viewing call

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