



32 Crescent Drive South, Woodingdean, BN2 6RB  
£475,000

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## 32 Crescent Drive South

Woodingdean, Brighton

Set in one of Woodingdean's most desirable residential locations, this three-bedroom detached bungalow presents a remarkable opportunity for buyers seeking a home with exceptional potential and panoramic views stretching across Woodingdean to the coast and sea. The property is ideally positioned for access to a range of local amenities, including shops, cafes, reputable schools, and frequent bus routes to Brighton city centre, making daily life convenient and well-connected. Inside, the bungalow offers versatile accommodation that would benefit from updating, allowing purchasers to tailor the interiors to their own tastes and requirements.

A spacious entrance hall leads to a lounge with sliding internal doors which seamlessly opens into 22-foot conservatory, creating a light-filled living and entertaining space with uninterrupted views that are truly a highlight of the property. The fitted kitchen, also with direct access to the conservatory, is well-proportioned, while offering scope for modernisation or reconfiguration to suit contemporary lifestyles. The Conservatory runs across the rear of the property making the most of the views over the large gardens, across Woodingdean down to the coast taking in views of the windmill and the sea. The Conservatory has a door to the rear garden, a door to a small utility area and also a door to the large garage.



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Three generously sized bedrooms provide comfortable accommodation, each with the flexibility to serve as guest rooms, home offices, or hobby spaces depending on your needs. The large bathroom is similarly spacious, offering a practical layout and the opportunity for renovation to create a luxurious family suite. Throughout the property, the orientation maximises natural light, and the bungalow's layout lends itself to potential extension or reimagining (subject to necessary consents), making it an ideal canvas for those wishing to create a bespoke home. The inclusion of a large single garage and parking for several vehicles adds valuable convenience for families or those with multiple cars. Situated amongst some of Woodingdean's most substantial and prestigious homes, this detached bungalow stands out for its impressive plot size and the privacy it affords, while remaining close to local parks, recreational facilities, and the South Downs National Park for those who enjoy outdoor pursuits. Whether you are looking to update and extend or simply enjoy the existing generous proportions and outstanding views, this property represents a rare chance to secure a detached home in a prime location with huge scope for future enhancement. Early viewing is highly recommended to fully appreciate the scale, setting, and possibilities that this unique bungalow has to offer.

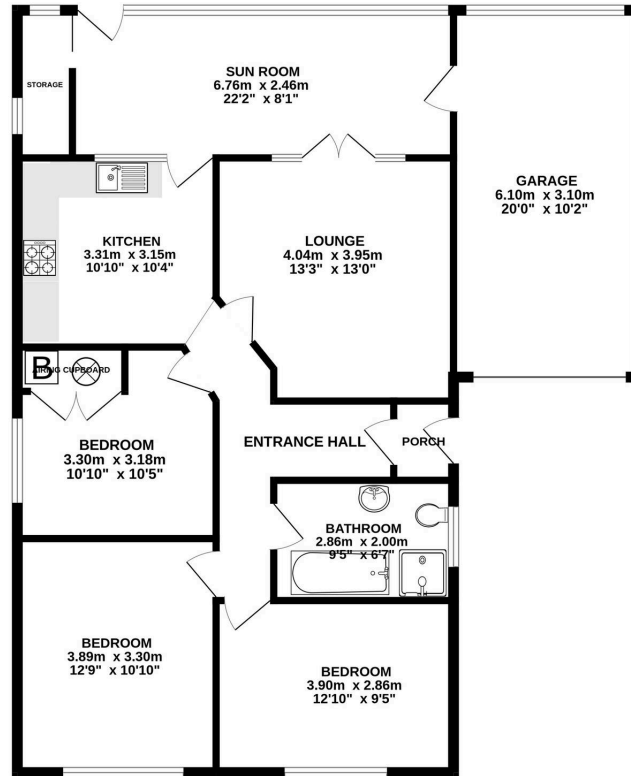
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



GROUND FLOOR  
110.8 sq.m. (1193 sq.ft.) approx.



32 CRESCENT DRIVE SOUTH WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA: 110.8 sq.m. (1193 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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