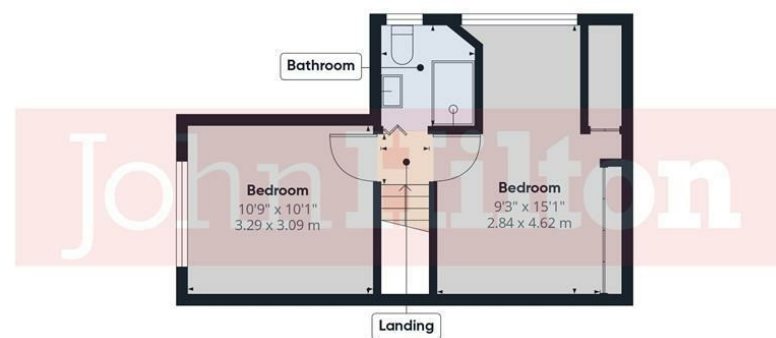
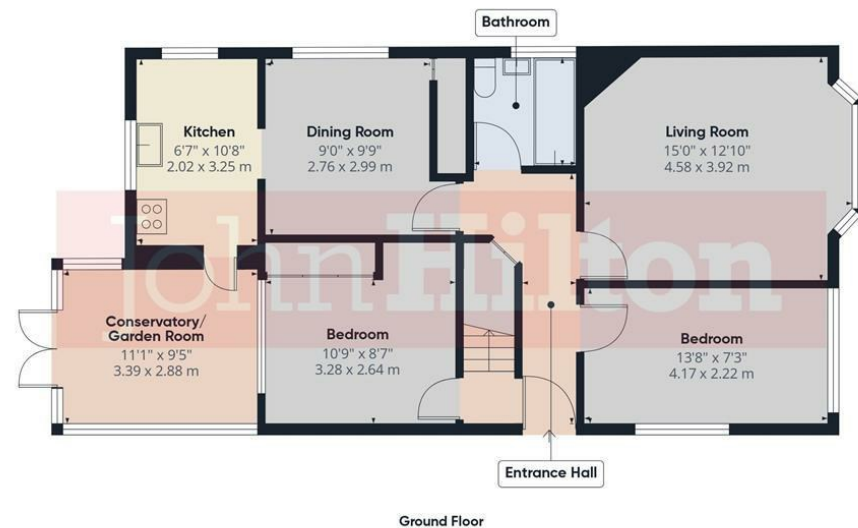


# JohnHilton

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Est 1972



Total Area Approx 1097.00 sq ft

58 Farm Hill, Woodingdean, BN2 6BH

To view, contact John Hilton:  
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**Guide Price £450,000-£475,000**  
**Freehold**

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## 58 Farm Hill, Woodingdean, BN2 6BH

**Approach**  
Block paved driveway leading to garage/store, raised low-maintenance front garden laid to slate shingle, block paved pathway leading to UPVC front door with glazed panel.

**Entrance Hall**  
L-shaped with wood-effect flooring, stairs ascending to first floor with understairs storage cupboard, further cupboard housing consumer unit and electric meter, radiator, picture rail and coved ceiling.

**Living Room**  
4.58m x 3.92m (15'0" x 12'10")  
Bay window with a westerly aspect overlooking front garden, feature fireplace with electric flame-effect fire and contemporary mantle, original wood panelled door, wood-effect flooring, inset downlights, radiator, TV point (BT Openreach).

**Bedroom 3**  
4.17m x 2.22m (13'8" x 7'3")  
Dual aspect with windows to front and side, original wood panelled door, neutral carpet, coved ceiling and radiator.

**Bedroom 4**  
3.28m x 2.64m (10'9" x 8'7")  
Original wood panelled door, window to rear, floor-to-ceiling built-in wardrobes with sliding mirrored and panelled doors offering hanging and shelving space, wood-effect flooring, coved ceiling and radiator.

**Bathroom**  
Modern white bathroom suite comprising P-shaped panel-enclosed bath with mixer tap and glass shower screen, thermostatic shower with rainfall shower head over plus hand-held shower attachment on riser, vanity unit comprising inset wash basin with mixer tap, drawer storage below and low-level WC with concealed cistern. Obscure double glazed window to side, part-marble-effect metro-style tiled walls, wood-effect flooring, heated towel rail and extractor.

**Kitchen/Dining Room**  
Dual aspect with windows to side and rear. White high-gloss wall and base units with wood-effect square-edged worktops and white tiled splashbacks, inset one-and-a-half bowl sink with pull-out mixer tap and drainer, four-ring gas hob with stainless steel splashback, fan-assisted oven below and stainless steel extractor hood over. Integrated dishwasher, space and plumbing for washing machine, cupboard housing 'Ideal' boiler, two radiators, coved ceiling to dining area. UPVC obscure glazed door with cat flap leads into:

**Kitchen Area Measurements**  
2.02m x 3.25m (6'7" x 10'7")

**Dining Area Measurements**  
2.76m x 2.99m (9'0" x 9'9")

**Conservatory/Garden Room**  
3.39m x 2.88m (11'1" x 9'5")  
UPVC windows and French doors onto rear garden, all with integrated blinds, two wall light points, electrical digital radiator and power points.

### First Floor Landing

**Bedroom 1**  
2.84m x 4.62m (9'3" x 15'1")  
Double glazed 'tilt-and-turn' window to side with southerly aspect offering South Downs and sea views. Fitted wardrobes with hanging space and shelving, access to eaves storage, wood-effect flooring and radiator.

**Bedroom 2**  
3.29m x 3.09m (10'9" x 10'1")  
Double glazed window with easterly aspect overlooking rear garden with rooftop views to the South Downs beyond, radiator.

**Shower Room**  
Modern bathroom suite comprising double walk-in shower with sliding glass door, part-marble-effect tiled surround and 'Mira Sport' electric power shower, floor-standing vanity unit with inset wash basin and mixer tap with storage below, low-level WC and heated towel rail. Obscure double glazed window to side, wood-effect flooring and extractor fan.

**Rear Garden**  
Low-maintenance, block paved and natural stone, mature shrub and tree borders, access to garage/store and gated side access to front.

**Garage/Store**  
Double doors, gas meter, power, lighting and door to rear garden.



\*\*\* GUIDE PRICE £450,000-£475,000 \*\*\*  
Detached, extended, four-bedroom chalet bungalow located in an elevated position in north Woodingdean offering views of the South Downs and the sea. The property has been updated and modernised and comprises four double bedrooms, two modern bathrooms, two reception rooms, extended dual-aspect kitchen/diner, conservatory/garden room, secluded low-maintenance rear garden, and driveway to the front with off-road parking, garage/store and gated side access to rear. The property is within walking distance of local amenities on Warren Road and regular bus services into Brighton city centre, and has easy access to the A27/A23 road networks. No onward chain.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax  
Band: **D**

- Detached Chalet Bungalow
- Extended & Modernised
- Four Bedrooms
- Modern Bathroom & Shower Room
- Conservatory/Garden Room
- Gas Central Heating
- Sea & Downland Views
- Off-Road Parking
- Close to Local Amenities & Easy Access into Brighton
- NO ONWARD CHAIN



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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