



Farm Hill, Brighton, BN2 6BH
Asking Price £545,000

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A well-presented three-bedroom semi-detached house in a peaceful Woodingdean cul-de-sac. Featuring an open-plan kitchen/dining room, private driveway, detached garage, and potential for extension (stc), this home is offered with no onward chain. An ideal family residence.

Located within a cul-de-sac in the sought-after Woodingdean area, just outside Brighton, this charming three-bedroom semi-detached house presents an exceptional opportunity for discerning buyers. Offered for sale with no onward chain, this property is meticulously maintained and boasts a range of desirable features, making it an ideal family home.

Upon entering, you are greeted by an entrance hall that leads to a welcoming living room, providing a comfortable space for relaxation and entertaining. The heart of this home is undoubtedly the impressive open-plan kitchen and dining room. This bright and airy space is perfect for modern living, offering ample room for culinary creativity and family meals. From here, direct access to the rear garden seamlessly blends indoor and outdoor living, creating a perfect environment for al fresco dining and summer gatherings.

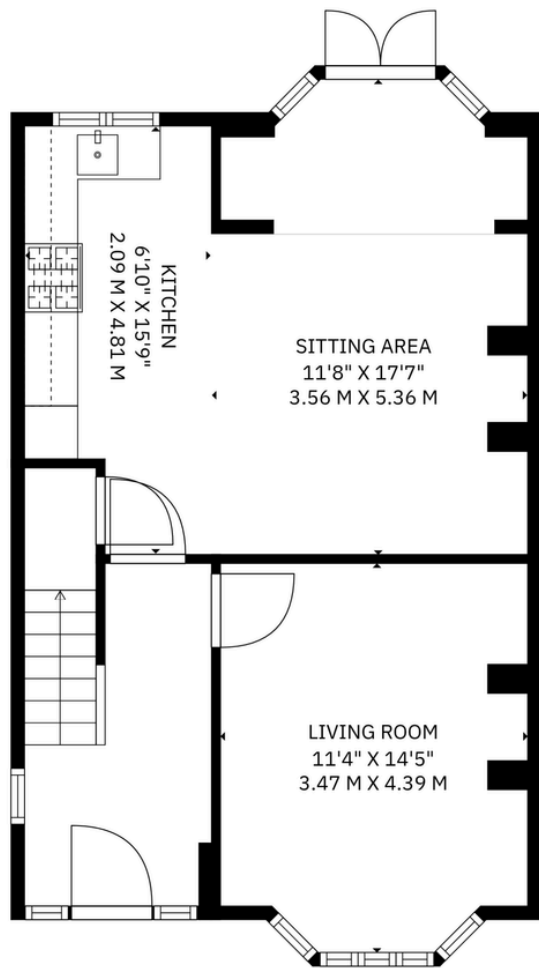
The first floor accommodates three well-proportioned bedrooms, each offering a peaceful retreat. The recently fitted family bathroom provides a contemporary and stylish space, designed for comfort and convenience.

The property benefits from gas central heating and double glazing throughout, ensuring a warm and energy-efficient home all year round.

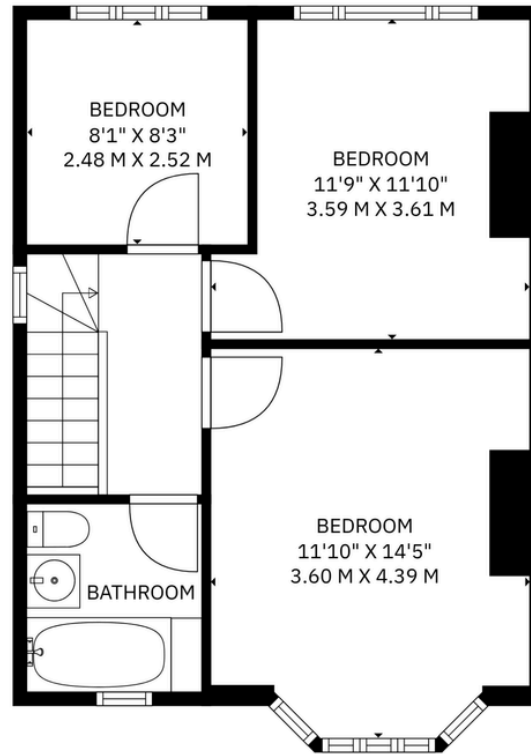
Externally, the property truly shines. A private driveway offers valuable off-road parking, leading to a detached garage, providing secure storage or additional parking. The rear garden is a private oasis, perfect for children to play or for adults to unwind. For those seeking to expand their living space, this property offers significant potential to extend, subject to obtaining the necessary planning consents, allowing future owners to tailor the home to their evolving needs.

Situated in a quiet and friendly neighbourhood, this home enjoys the peace and tranquility of a cul-de-sac position whilst remaining conveniently close to local amenities, schools, and transport links. Woodingdean offers a fantastic community feel with easy access to Brighton city centre and the stunning South Downs National Park.





GROUND FLOOR



1ST FLOOR

Total Area: 96 sq.m (1032 sq.ft)

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Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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