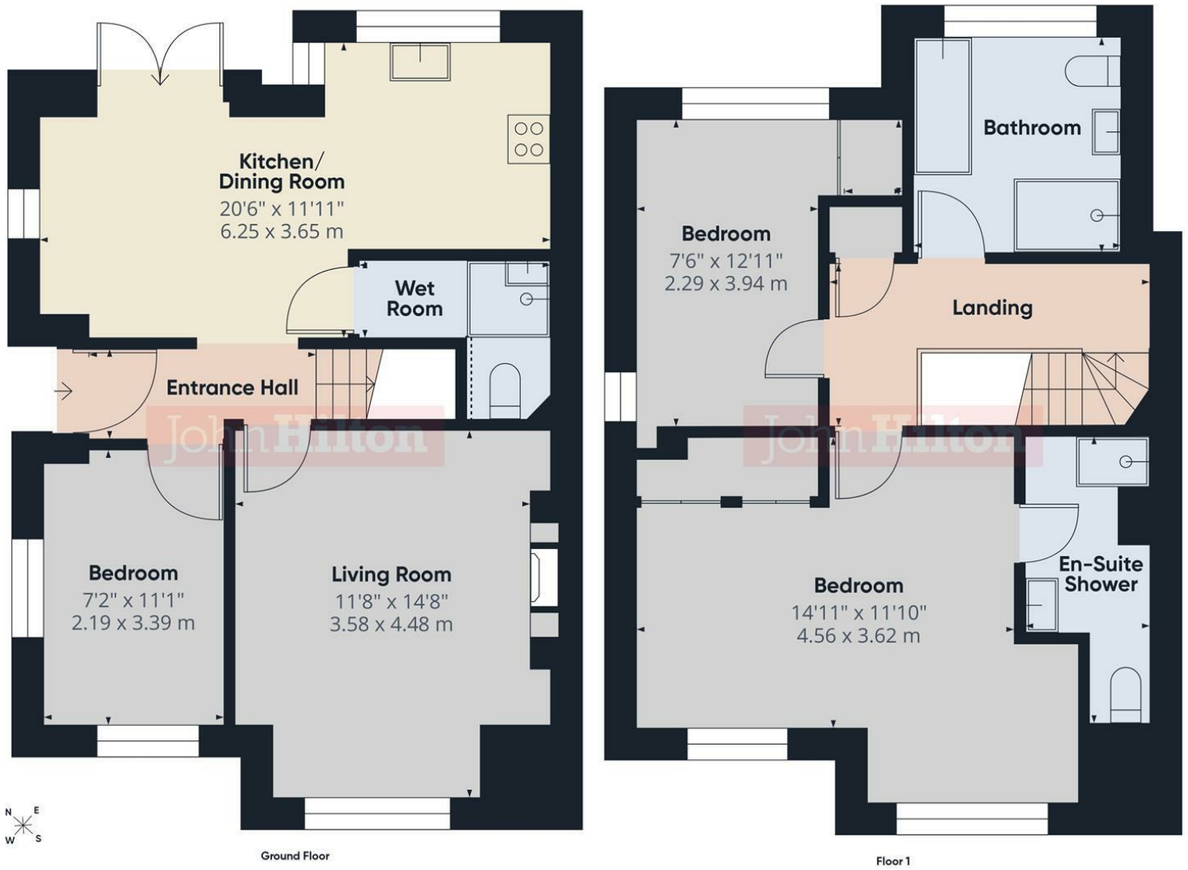
John Hilton

John Hilton

Est 1972





Total Area Approx 1025.00 sq ft

14 Warren Rise, Woodingdean, BN2 6DQ

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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14 Warren Rise
Woodingdean, BN2 6DQ

Modern, three-bedroom, semi-detached house, architect-designed to Code 3 Standard, with level access and wider doors for wheelchair users.

Originally designed as a four-bedroom house, this three-bedroom semi-detached property offers spacious and versatile family accommodation and is approached via a brick block-paved drive and pathway to the covered entrance, with part-glazed UPVC multi-lock front door opening into the entrance hall with stairs ascending to first floor.

Double doors open into a good-sized kitchen/dining room with modern white flat-front high gloss base and wall units and granite work surfaces comprising an under-mounted one-and-a-half bowl sink with mixer tap, integrated under-counter fridge and separate freezer. There is also space and plumbing for a washing machine and a freestanding range-style cooker with five-ring gas hob, hot plate, double oven and grill. This room has a double aspect with patio doors out to the rear garden and two double-glazed windows to the side, and there is a door into the ground floor wet room with fully-tiled floor and part-tiled walls, shower, corner wash basin and WC.

The separate living room has a double-glazed window overlooking the front garden and a feature exposed brick wall with tiled hearth and wood burner, in addition to the underfloor heating that runs throughout the ground floor, and the adjacent bedroom completes the ground floor accommodation with dual aspect windows to the front and side.

Upstairs, the bright first-floor landing has a Velux rooflight and airing cupboard with hot water tank that benefits from solar panels on the roof, and doors to the two further double bedrooms and the family bathroom.

One of the bedrooms has a built-in wardrobe and a dual aspect with views to the South Downs, while the other is currently laid out as bedroom and dressing room (with potential to split into two bedrooms) with two double-glazed windows to the front and an en-suite shower room comprising a fully tiled walk-in shower, pedestal wash hand basin, low-level WC, heated towel rail and shaver point, along with tiled floor, part-tiled walls, natural light duct and extraction.

The family bathroom has a double walk-in shower with thermostatic shower, and a white suite comprising panelled bath with mixer tap and shower apparatus, pedestal wash hand basin and low-level WC, along with a shaver point, tiled floor, part-tiled walls, and a large obscure double-glazed window.

Externally, you have a block-paved drive along with a hardstanding for a vehicle or possibly a garage/car port, whilst the rear garden wraps round to two sides with lawned area, patio and fenced hardstanding/kennels.

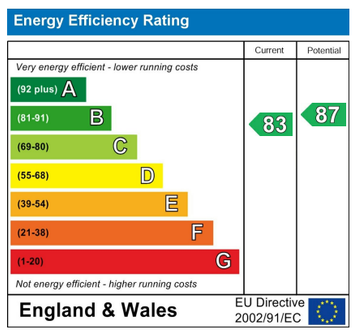
Located in a popular residential area, close to the South Downs yet within easy reach of Brighton city centre, just a 10-minute drive away. You also have easy access to the A27/A23 road networks, and local amenities on Warren Road are within a 10/12-minute walk, along with regular bus services into Brighton city centre.







Disclaimer:
Some images of the living room and wet room have been digitally enhanced.



Council Tax Band: **D**

- Semi-Detached
- Modern Three-Bedroom House, Architect-Designed to Code 3 Standard
- Corner Plot with Level Access
- Solar Panels for Hot Water
- PV Panels for Electricity
- Rainwater Harvesting for WCs
- Good-Sized Kitchen/Dining Room
- Separate Living Room
- Planning for Garage Workshop
- 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

John Hilton