

Warren Rise, Woodingdean, Brighton, BN2 6DQ

Guide Price **£550,000**

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Guide Price £550,000 to £600,000
- Eco Friendly Home
- Three Bedrooms
- No Chain
- Separate Living Room
- Kitchen Dining Room
- Three Bath/Shower Rooms
- Off Road Parking
- Planning For a Detached Double Garage, Work Shop and Garden Store
- Huge Potential

Guide Price £550,000 to £600,000
Eco friendly semi detached family home offered with no onward chain. Three bedrooms and bath/shower rooms, off road parking, and situated on a corner plot. Planning permission for erection of a pitched roof detached double garage with workshop and garden store.





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Offered to the market with no onward chain, this superb semi-detached family home presents a rare opportunity to acquire a modern, energy efficient property with exciting future potential. Occupying a generous corner plot, the home benefits from three bedrooms, three bath/shower rooms, off road parking, a substantial garden, and planning permission for a detached double garage with workshop and garden store.

Designed with modern family living in mind, the accommodation is both versatile and well proportioned throughout. The ground floor features a welcoming living room complete with a charming log burner, creating a cosy and inviting space to relax. At the heart of the home is a spacious kitchen/dining room, ideal for entertaining and everyday family life. Also on this level is a third bedroom and a contemporary wet room, offering flexible accommodation for guests, multi-generational living, or home working.

Upstairs, two generous double bedrooms are complemented by an en-suite shower room and a separate family bathroom, providing excellent convenience for growing families.

The property's eco-conscious credentials are a standout feature, with benefits including PV solar panels, a grey water harvesting system, cavity wall insulation, and underfloor heating to the ground floor, helping to maximise energy efficiency and reduce running costs.

Externally, the large corner plot provides an abundance of outdoor space, with a generous garden offering plenty of scope for relaxation, entertaining, or further landscaping. A driveway and off road parking add practicality, while the approved planning permission for a pitched roof detached double garage incorporating a workshop and garden store presents significant potential for future enhancement.

Situated in the sought after area of Brighton, the property enjoys easy access to a wide range of amenities, including excellent shopping, restaurants, leisure facilities, and cultural attractions. Brighton's mainline railway station provides convenient links to London and beyond, while the nearby South Downs and stunning coastline offer superb opportunities for outdoor recreation and scenic walks.

A fantastic opportunity to acquire a spacious, sustainable home in a highly desirable location, with excellent scope for future development.

NB: Some images have been digitally enhanced using virtual staging to illustrate the potential use and layout of the property. Furniture and décor shown are for illustrative purposes only and are not included in the sale.









Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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