

Frimley Close, Woodingdean, BN2 6SD

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft

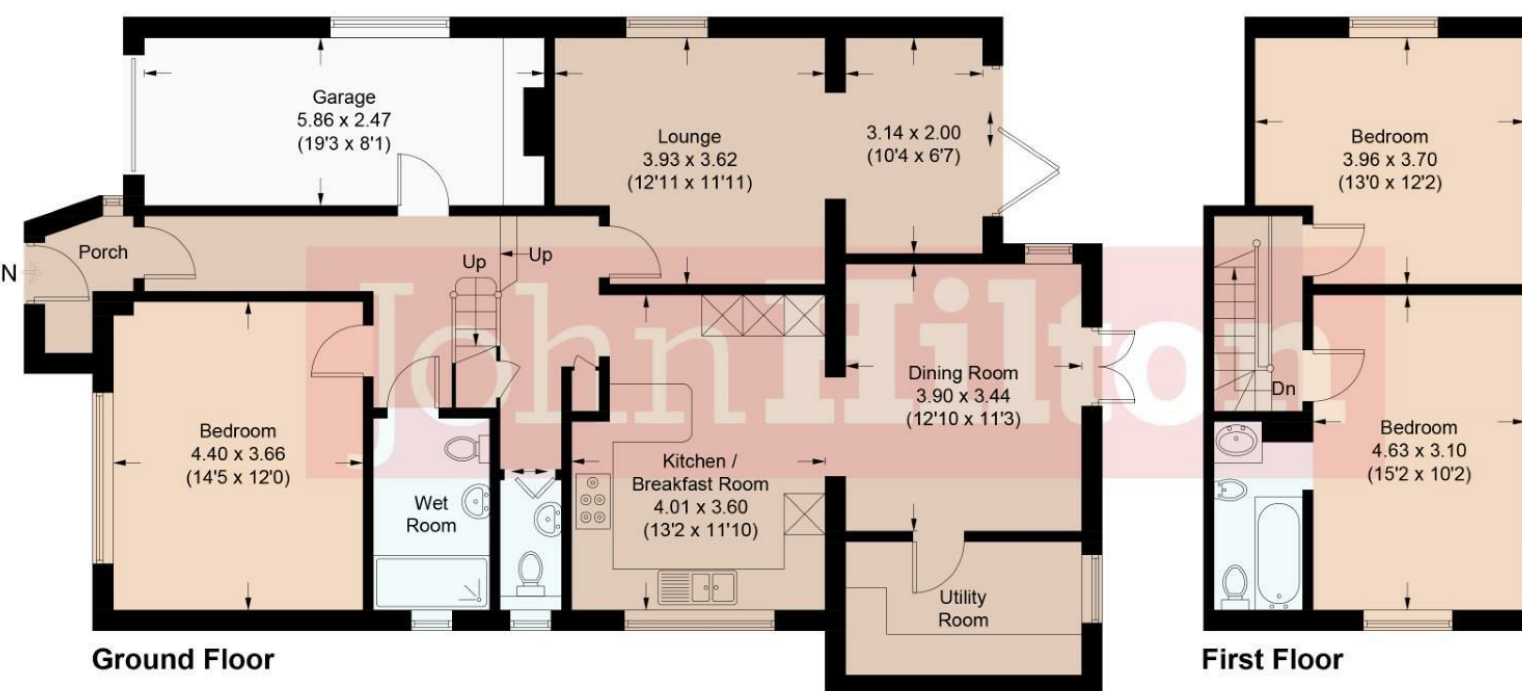


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1662.00 sq ft

8 Frimley Close, Woodingdean, BN2 6SD

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Guide Price £675,000-£725,000
Freehold



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Approach
Split-level, block-paved driveway with off-road parking for multiple vehicles, leading to integral garage.

Porch
Patterned tile flooring, window to side and

Entrance Hall
On split levels with oak flooring, coved ceiling, dado rail, understairs storage cupboard, airing cupboard housing hot water cylinder, and stairs to first floor.

Lounge
7.07m x 5.62m (23'2" x 18'5")
Dual aspect with window to side with fitted shutter blinds and bi-fold doors onto rear garden. Oak flooring.

Kitchen/Breakfast Room
4.01m x 3.60m (13'1" x 11'9")
Modern fitted kitchen with handleless units at eye and base level, Quartz worktops with breakfast bar overhang, space for range cooker with canopy extractor over, inset stainless steel sink with mixer tap, integrated dishwasher, wine cooler and fridge freezer with adjoining matching larder-style units. Window to side, tiled floor with underfloor heating, and square opening through to:

Dining Room
3.90m x 3.44m (12'9" x 11'3")
Decorative coved ceiling and central ceiling rose, dado rail, window to side, French doors onto rear garden, and door into:

Utility Room
Tiled floor, eye and base level units, worktops, spaces for washing machine and tumble dryer, wall-mounted 'Worcester' boiler, and window to rear.

Bedroom
4.40m x 3.66m (14'5" x 12'0")
Window to front with fitted shutter blinds, wood laminate flooring.

Wet Room
Fully tiled with underfloor heating, and window to side. Shower enclosure with fixed glass shower screen, raised shower head and hand-held shower on riser, vanity unit incorporating inset wash basin with mixer tap and storage drawers below, low-level WC with concealed cistern, heated towel rail.

Separate WC
Patterned tile floor, low-level WC, wash basin with mixer tap, dado rail, and window to side.

First Floor Landing
Galleried landing with coved ceiling and dado rail.

Bedroom
4.63m x 3.10m (15'2" x 10'2")
Dual aspect enjoying views towards the South Downs and the sea, wood laminate flooring, coved ceiling and door into:

En-Suite
Panel-enclosed bath with raised shower head over plus hand-held shower on riser and shower screen, vanity unit incorporating inset sink with storage below, low-level WC, patterned tile floor, extractor fan and access to eaves storage.

Bedroom
3.96m x 3.70m (12'11" x 12'1")
Dual aspect enjoying views to the South Downs and the sea, wood laminate flooring, access to mini loft space.

Rear Garden
Enjoys a south-west aspect occupying a corner plot which tapers out to the rear and is landscaped into zones which enjoy a delightful aspect of the South Downs. Paved and composite decked raised sun terrace, green section with mature shrubs, brick-built BBQ. Main lower tier incorporates a paved patio area with garden shed and wood store, circular fire pit with seating, and lawn with paved footpath leading to further fixed seating area with water feature focal point. Walled and fenced boundaries, and gated side access.

Garage
5.86m x 2.47m (19'2" x 8'1")
Up-and-over door and internal door to house.



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*** GUIDE PRICE £675,000-£725,000 ***

A spacious and well-presented, detached, three-bedroom (one en-suite) home situated in a tucked away location within a popular residential area. The sizeable landscaped rear garden is an ideal space for entertaining or relaxing and enjoys a south-westerly aspect with a delightful outlook towards the South Downs and the sea beyond. The interior has been completely upgraded during our vendor's ownership with high quality and energy efficiency in mind. Solar panels which feed back to the grid, underfloor heating to the kitchen/dining room and wet room, replacement windows including bi-fold doors which lead out to the garden, and modern fitted kitchen with Quartz worktops. There is also off-street parking for multiple vehicles at the front, a garage with internal access and potential to convert and extend at the side (subject to usual consents).

Set on the edge of the South Downs National Park yet just 15 minutes from Brighton city centre and in proximity to local shops and schools, Woodingdean offers a unique mix of countryside calm and coastal convenience. Ideal for buyers who want space, fresh air, and a tight-knit community, without giving up city access.

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

Council Tax
Band: **D**

- Spacious Detached House
- 154 Square Metres
- Three Bedrooms (One En-Suite)
- EPC Rating B
- Sizeable Landscaped Garden
- Delightful Views Towards the South Downs & Sea
- Well-Presented Accommodation
- Modern Fitted Kitchen
- Utility Room
- Garage Plus Off-Street Parking



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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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