



84 Downland Road, Brighton, BN2 6DJ

£585,000 Freehold

A substantial 4 bedroom detached home situated on one of the most SOUGHT AFTER roads in the popular North Woodingdean area of Brighton, this charming and well styled property offers GENEROUS LIVING SPACE throughout. The house features a SPACIOUS OPEN PLAN lounge and dining area with doors leading out to a well maintained rear garden, creating the perfect setting for relaxing and entertaining. The MODERN KITCHEN is thoughtfully designed with quality fittings, while all four bedrooms provide IMPRESSIVE SPACE and comfort. With OFF STREET PARKING to the front and a prime location close to local amenities and POPULAR local schools, this exceptional home presents a rare opportunity to secure a standout property in a highly desirable neighbourhood. The property is offered exclusively through David Maslen Estate Agents. Energy Rating: D61 Viewings are highly recommended.

Porch

Double glazed windows to front, radiator, coat hooks, tiled flooring, uPVC double glazed door to hallway.

Hallway

Radiator, tiled flooring, understairs storage cupboard, doors to:

WC

Low level WC with dual flush, pedestal wash hand basin with mixer tap and tile splash back, radiator, double glazed window to front with privacy glass, tiled flooring.

Lounge

Double glazed windows to front, double radiator, laminate flooring.

Utility Room

Space for white goods, wall mounted 'Baxi' boiler.

Kitchen

Range of wall and base units with roll edged work surfaces over, inset 1.5 bowl stainless steel sink unit with mixer taps and drainer, space for range cooker, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, radiator, ceiling spotlights, part tiled walls, tiled flooring, double glazed window to side and double glazed patio door to side of the house.

Open Plan Lounge/Dining Room

Lounge Area

Electric fireplace with hearth, double glazed windows to rear, double radiator, laminate flooring.

Dining Area

Space for table and chairs, radiator, double glazed double door onto rear garden.

First Floor Half Landing

Double radiator, double glazed window to side.

First Floor Landing

Hatch to loft space, cupboard housing hot water tank, shelved storage, doors to:

Bedroom

Double glazed window to rear with pretty sea views, radiator, laminate flooring.

Bedroom

Double glazed window to rear with pretty sea views, radiator, laminate flooring.

Bathroom

White suite comprising panelled bath with 'Mira' electric shower over, pedestal wash hand basin with mixer tap, low level WC with dual flush, radiator, tiled walls, tiled flooring, double glazed window to side with privacy glass.

Bedroom

Double glazed window to front, built in wardrobe, laminate flooring.

Bedroom

Double glazed window to front, radiator, built in wardrobe, laminate flooring.

Outside

Front Garden

Lawned front garden with off street parking space, mature plants and shrubs, pathway to front door.

Rear Garden

Raised patio area with pretty views steps down to seating area with flower bed borders with an array of mature plants and shrubs, side access to both a storage shed and front of the property.

Total approx floor area

118.4 sq.m. (1274.6 sq.ft.)

Council Tax Band D

V 2

What the owner says:

"We have been extremely happy living in Woodingdean, Downland Road for the past 23 years.

Downland Road is a wide, bright, quiet, clean road with some views of the downs as you drive to the end 84....

There is also views of the Downs from the top front bedroom and sea views from the back bedrooms.

We moved here from Central Brighton because of the sense of being in a rural area surrounded by lovely views and open spaces yet being a 10 minute commute by car to the City, the Royal Sussex County Hospital, the train station, Brighton Marina and 15 minutes to Lewes.

My preference being the 30 minute walk into London Road or Kemp Town with access to many pubs and nice foodie places.

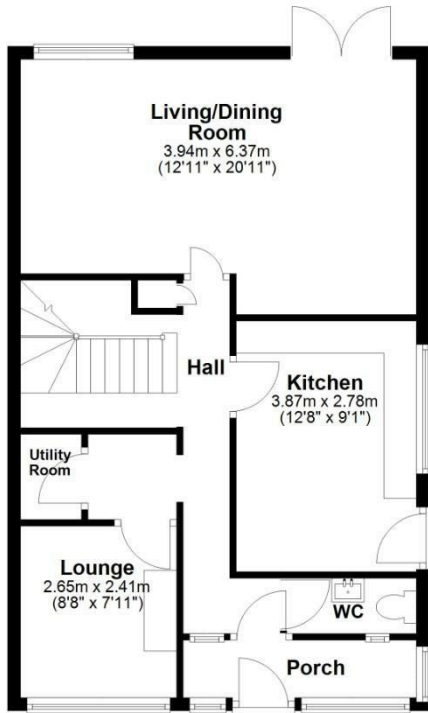
Just across the road from my house you are on the back track with rolling hills and scenic views with walks to Lewes, Kingston, Rottingdean or Ovingdean, great if you have a dog. Of course it's also a quick exit to the A27/23 to Gatwick and London from Woodingdean.

You have all the necessary amenities in Woodingdean Village, a great community spirit, schools, library and Hall.

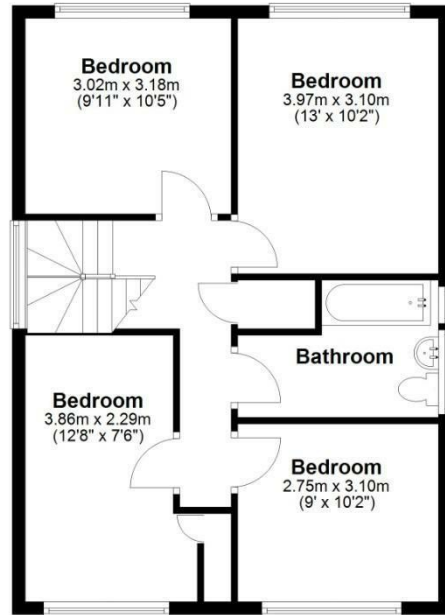
The house is a lovely comfortable space, well laid out, easy to manage, bright with the sun in the back garden from early morning to early evening and all evening long in the front. Ideal for a family and for visitors with plenty to see and do in the surrounding easy access area's."



Ground Floor



First Floor



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

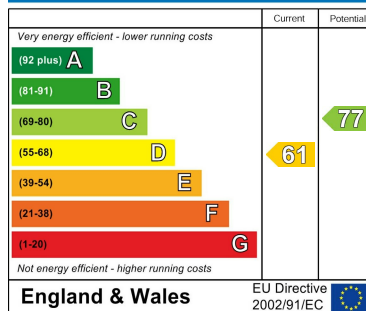
Plan produced using PlanUp.

Downland Road

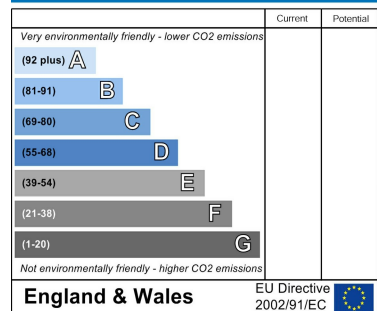
IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

COVERING THE CITY

SALES

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS

First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk



Maslen Estate Agents Ltd., Registered in England and Wales No. 4180100. Registered Office: 39 Lewes Road, Brighton BN2 3HQ.

IMPORTANT: If you have instructed another agent on a sole agency and/or sole selling rights basis, the terms of those instructions must be considered to avoid possible liability to pay two commissions.