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# Extended Accommodation with Distant Views

79, Balsdean Road, Brighton, BN2 6PG



Price £565,000

Freehold

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## 79 Balsdean Road, BN2 6PG

Approximate Gross Internal Floor Area = 119.95 sq m / 1291 sq ft  
 Garage Area = 21.52 sq m / 232 sq ft  
 Total Area = 141.47 sq m / 1523 sq ft

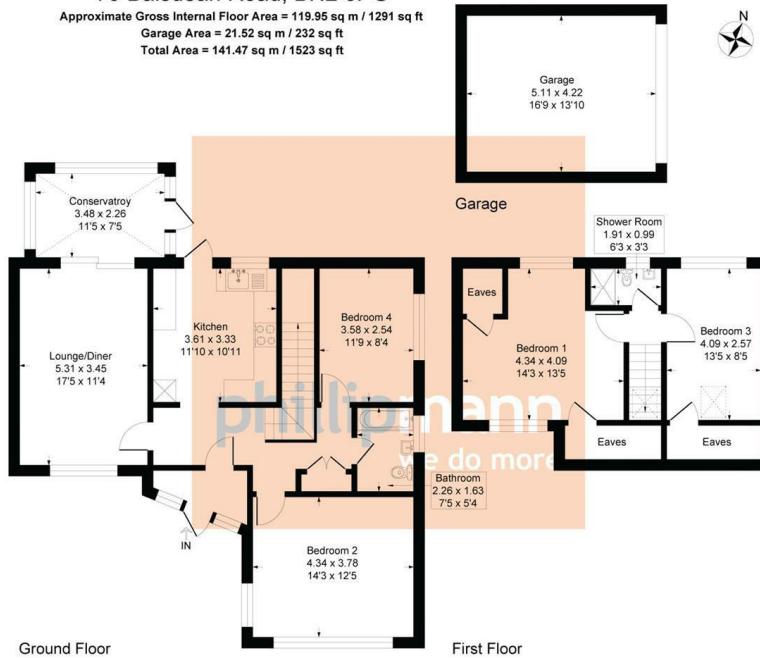


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Well positioned family home with distant sea views situated in this popular North Woodingdean area with easy access to both the A27/A23 and the main coast road. Furthermore, it is surrounded by the outstanding natural beauty of the South Downs and Castle Hill National Nature Reserve, with plenty of panoramic outdoor space to explore. Nearby Cowley Drive and Warren Road offer a range of local shops, while the historic village of Rottingdean is easily accessible along with the shops and restaurants of Brighton Marina. Local schools include Rudyard Kipling Primary School and Nursery, Downs View School and Woodingdean Primary School. The private Roedean School is within easy reach along the coast road.

This well presented home has undergone modernisation in recent years and now offers a versatile living space over two floors. To the rear of the property you will find a spacious, kitchen with ample cupboards, work surface alongside space for all of the normal appliances. A window and door overlook and afford access into the rear garden. Adjacent to the kitchen is a well-proportioned lounge / dining room and adjoining conservatory. The lounge offers plenty of space for all of your soft furnishings and offers a far reaching view from the front across the roof tops of Woodingdean and towards the English Channel beyond.

There are two bedrooms on the ground floor with one to the front again offering superb views windows. Completing the ground floor you will find a bathroom/wc comprising a bath, wc and basin.

Moving upstairs you will find two further bedrooms, again with a superb view alongside a shower room/wc.

The property benefits from a good size rear garden, featuring patio and lawned areas alongside a range of mature shrubs. This is the ideal space for relaxing and entertaining during the warmer months. Additionally, the home offers an oversized garage to the front alongside a good size front garden.

**VIEWINGS ADVISED**

**EPC Rating - C**

**Council Tax Band - C**

## moreinfo...



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