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84, Bexhill Road, Woodingdean, Brighton, BN2 6QA



Price £367,500

Freehold

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## 84 Bexhill Road, BN2 6QA

Approximate Gross Internal Floor Area = 70.15 sq m / 755 sq ft  
 Outbuilding Area = 8.37 sq m / 90 sq ft  
 Total Area = 78.52 sq m / 845 sq ft



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

## inbrief...

Situated on the outskirts of Woodingdean along Bexhill Road, this three bedroom house enjoys a picturesque downland and distant sea views while being just a short journey from the city of Brighton. Woodingdean itself sits on the slopes of the South Downs offering residents the unique combination of open green space, countryside tranquility and access to all amenities.

As you approach the property, benefits include a drop down kerb offering ample off road parking for your vehicle. Steps down to the front door lead into a useful entrance area featuring stairs to first floor and door to living accommodation.

The lounge dining room is the heart of the home - a cozy log burner sets the focal point as well as having ample space for all your soft and hard furnishings. The room enjoys excellent natural light, enhanced by its desirable southerly aspect.

The kitchen breakfast is fitted with a range of wall and base units with a complementing working surface. Features include; cooker with overhead extractor, space for white goods, 1 1/2 inset sink drainer with window to front, enclosed boiler and door to rear garden. The sunny rear garden has a raised decked area with a partitioned summer house, further seating area and lawn covering.

Upstairs, the bathroom comprises; bath with mixer tap and overhead shower attachment, wash basin and w/c combination vanity unit, tiled walls and frosted window to front.

Bedrooms one and two are double rooms with space for free standing furniture and both feature distant views towards the English Channel - arguably some of the best views in Woodingdean! Bedroom three accompanies with downland views to the front.

NO CHAIN



EPC - C

Council Tax Band - C

## moreinfo...



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