

Sandhurst Avenue, Woodingdean

East Sussex

Guide Price £350,000 – £375,000

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KADJAR



Sandhurst Avenue, Brighton

Perfectly positioned in the residential area of North Woodingdean, with easy access to the A27/A23 and the main coastal road into Brighton, a well-presented TWO BEDROOM TERRACED HOUSE with a generous REAR GARDEN and DRIVEWAY. Sold with NO ONWARD CHAIN.

Traditionally arranged over two floors, this attractive home has been finished to a high standard throughout. A practical entrance porch, featuring a glass brick wall, opens into the spacious kitchen/diner, allowing natural light to flow from the front to the rear of the house. Fitted with modern shaker-style base and wall units, the kitchen is complemented by attractive rose gold hardware.

The generous lounge extends the full length of the house and features large sliding patio doors opening directly onto the rear garden. A useful understairs cupboard completes the ground floor accommodation.

Upstairs, there are two good-sized double bedrooms, both with a built-in storage cupboard, together with a modern bathroom fitted with a bath and overhead shower.

Accessible from both the kitchen and living room, the rear garden is a particularly generous size and well maintained. A patio provides an ideal space for dining al fresco, while the lawn offers plenty of room to relax, play and entertain. The front of the property provides off-street parking for two cars.





The Local Area

Surrounded by the outstanding natural beauty of the South Downs and Castle Hill National Nature Reserve, there's plenty of panoramic outdoor space to explore. Nearby Warren Road offer a range of local shops, while the historic village of Rottingdean is easily accessible, together with the shops and restaurants of Brighton Marina. Local schools include Rudyard Kipling Primary School and Nursery, Downs View School and Woodingdean Primary School. Falmer Road provides easy access to the A27, Sussex University, and Brighton University. Falmer train station is a 10-minute drive away, providing local routes, while Brighton City Centre, with its many attractions, shopping, cafes, bars and restaurants, is just a 15-minute drive or a 30-minute bus ride away.

Further Information

Sandhurst Avenue is not currently located in a controlled parking zone. The council tax band is C, which is charged at £2,292.84 for 2026/27.

EPC rating - C

Broadband & Mobile Phone Coverage -
Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 75.6 m² ... 814 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.