Robert Luff & Co

Crescent Drive North, Brighton

Freehold - Offers In Excess Of £440,000



3

1

1

D



Robert Luff & Co are delighted to bring to market this spacious three bedroom, detached bungalow. Crescent Drive North is a peaceful residential road in sought-after Woodingdean, positioned high on the South Downs with far-reaching sea views. The area offers excellent access to open countryside, with the Downs on the doorstep, while Brighton city centre and the seafront are just a short distance away. Local amenities include shops, cafés, a pub and delicatessen, with regular bus services providing easy access to Brighton. A choice of primary schools and Longhill School are also nearby.

Set back from the road and approached via a tree-lined path, this well-positioned three-bedroom bungalow enjoys an elevated setting with lovely views from both the front and rear gardens.

The bright interior features a spacious reception room with ample room for both seating and dining, overlooking the front garden. There are three well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage and views over the rear garden.

The fitted kitchen offers ample storage and worktop space, with integrated cooking appliances and room for additional white goods. A well-appointed bathroom completes the accommodation.

Outside, the landscaped rear garden is arranged over several terraces, with a patio, raised flower beds and mature planting creating a private and peaceful space for relaxing or entertaining. The property also benefits from a single garage.

Key Features

- THREE BEDROOM DETACHED BUNGALOW
- STUNNING VIEWS OVER WOODINGDEAN TOWARDS THE SEA
- LARGE FRONT AND REAR GARDENS
- QUIET CLOSE SET BACK OFF THE ROAD
- SOUTH FACING LIVING ROOM AND SEPARATE KITCHEN
- GARAGE

Entrance Hall

Lounge/Diner
5.11 x 4.78 (16'9" x 15'8")

Kitchen
3.85 x 2.43 (12'7" x 7'11")

Bedroom One
4.74 x 2.67 (15'6" x 8'9")

Bedroom Two
3.80 x 2.28 (12'5" x 7'5")

Bedroom Three
3.34 x 2.57 (10'11" x 8'5")

Bathroom

Single Garage

Agents Notes
Council Tax Band: D
EPC: D

































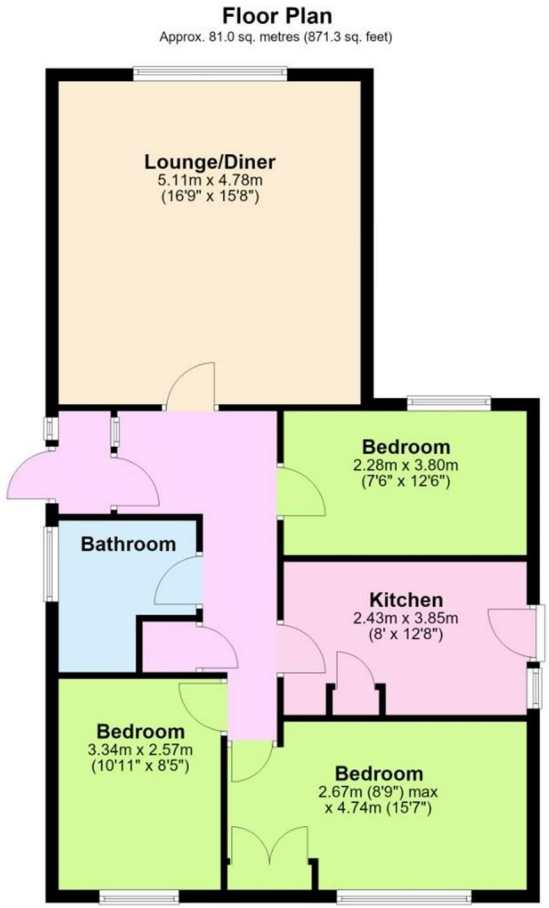






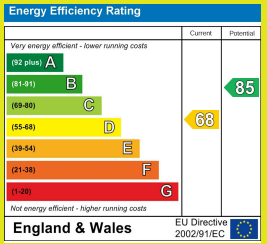


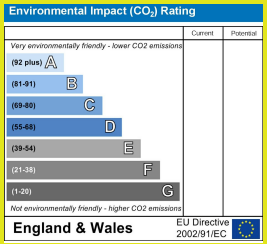
Floor Plan Crescent Drive North



Total area: approx. 81.0 sq. metres (871.3 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk
28 Blatchington Road, Hove, East Sussex, BN3 3YN
01273 921133 |

Robert Luff & Co