

1 Cowley Drive

Brighton, BN2 6WA

Asking price £500,000

A beautifully presented four bedroom family home, arranged over two floors and offering approximately 1,179 sq ft of stylish and well planned accommodation. Positioned in a popular Woodingdean location, the property combines generous living space, a superb open plan kitchen and dining room, a separate sitting room, utility room, landscaped front garden and a good size rear garden.



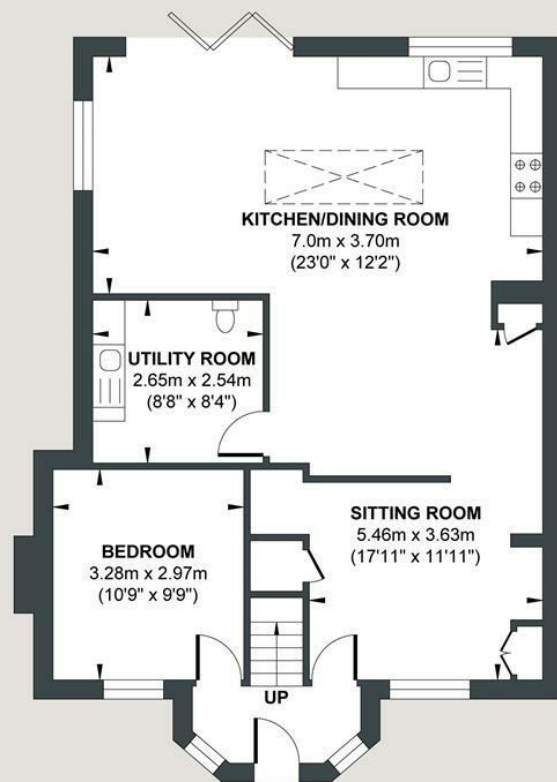
- Four bedroom family home in popular Woodingdean
- Beautifully presented throughout
- Stylish fitted kitchen with central island
- Separate sitting room to the front
- Landscaped front garden and good size rear garden with lawn and terrace
- Approximately 1,179 sq ft of accommodation
- Superb open plan kitchen and dining room
- Large roof lanterns and excellent natural light
- Useful utility room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

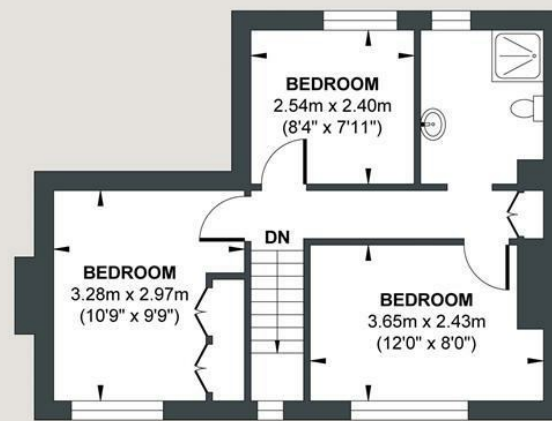


COWLEY DRIVE

Approx. Gross Internal Floor Area = 109.56 sq m / 1179.29 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
787.81 sq ft
(73.19 sq m)



FIRST FLOOR
Approximate Floor Area
391.48 sq ft
(36.37 sq m)



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All measurements are approximate

