



Crescent Drive North, BN2  
OIEO £500,000

**ASTON**  
**VAUGHAN**



## INTRODUCING

# Crescent Drive North, BN2

4 Bedrooms 2 Bathrooms 2 Reception Rooms 1397 Sq Ft  
Parking for several cars on the drive and within the garage  
Bordering the South Downs National Park

Surrounded by lush greenery on the border of the South Downs National Park, this detached chalet house enjoys exceptional views over the local landscape to the sea. It sits in the ever-popular area of Woodingdean which sweeps down to the historic village of Rottingdean, and while it is incredibly peaceful here, it remains wellconnected to the city.

A much-loved family home, the property has been well maintained, and its rooms are perfectly spacious. These include four bedrooms sharing two bathrooms, and two generous reception rooms, one of which spans the rear of the house as a kitchen and dining room leading out to the garden. Facing south, this receives a huge amount of sunshine at all times of day and is filled with an abundance of well-established shrubs and florals.

There remains plenty of scope, however, to add value to the property or simply put your own stamp on the place as it is a blank canvas. A single, detached garage sits beyond secure gates with ample parking both in front of and behind the gates. The garage offers ample space for storage or a full-size car, or it could be converted for habitable use, or as a gym or workspace if need be, with its own street









Perfectly positioned between the city, the countryside and the coast, it is no wonder the suburb of Woodingdean has retained its popularity over the years. This house sits elevated on the hill giving it far reaching views top the rear and is set well back from the road by a paved front garden bordered by neat topiary. It is an attractive gabled home spread over two floors which feel deceptively spacious upon entry. From the front door, you are welcomed into a long corridor which widens at the far end allowing space for coats and a shoe rack. Gleaming wood floors flow across thresholds into the bedrooms and the living room which sits to the front of the house looking out to greenery at the front of the house via a wide bay window. This is a homely room with space for larger furnishings to cosy up on in the evening, warmed by the contemporary electric fire during winter.

Across the hall, both ground floor bedrooms have neutral décor to suit all styles of furnishing. They are versatile rooms depending on need, so ideal as home offices, guest bedrooms or hobby spaces. They sit conveniently opposite the ground floor bathroom which is a great size with a full bath suite including an electric shower over it. The décor is classic in blue and white, yet there is plenty of scope for modernisation to add value if desired.

Spanning the rear of the house, the kitchen and dining room are open plan, but with clearly defined areas for formal dining and cooking. There would be space for a small table by the window in the kitchen or a mobile island for informal occasions, yet there is plenty of worktop space for meal preparation with cabinetry above and below for storage. While the oven and gas hob are integrated, space has been left for a tall fridge freezer and a dishwasher, while the adjoining utility room has space for two machines, neatly tucked away from the main living spaces.









Stepping down to the garden, a large chequerboard patio sits close to the house with space for dining alfresco in the all-day sunshine, looking out over the local landscape to the sea. The air is clearer up here at the edge of the South Downs surrounded by greenery, and the skies light up with stars at night as there is less light pollution. The lawn is a fine size for ball games and is enclosed so children and pets can play in safety, while the borders are lush and green while being low maintenance. You can access the garage from here where there is space to extend or convert the current building to create a separate annex which would provide an extra income as a holiday let perhaps...all worth thinking about!

Returning indoors, there are two further double bedrooms on the first floor, each with soft carpet underfoot, one with built in storage and the other with free-standing furniture. They share use of the second bathroom which has a roomy cubical with an electric shower so you can always ensure piping hot water when you need it. Across the landing is a sweet study space – ideal for teenagers revising or doing their homework away from the hubbub of the main house.





#### Vendor's Comments:

"It is incredibly peaceful here in Woodingdean, with the countryside and the beach on our doorstep. The city is also close by and a short bus ride away which is great for a night out or to go shopping without paying for city centre parking. The house feels incredibly spacious with lovely spaces to sit and eat with friends and family. We will miss our time here."

#### Education:

Primary: Woodingdean Primary, Rudyard Kipling Primary  
Secondary: Longhill High School, Cardinal Newman RC Pri-

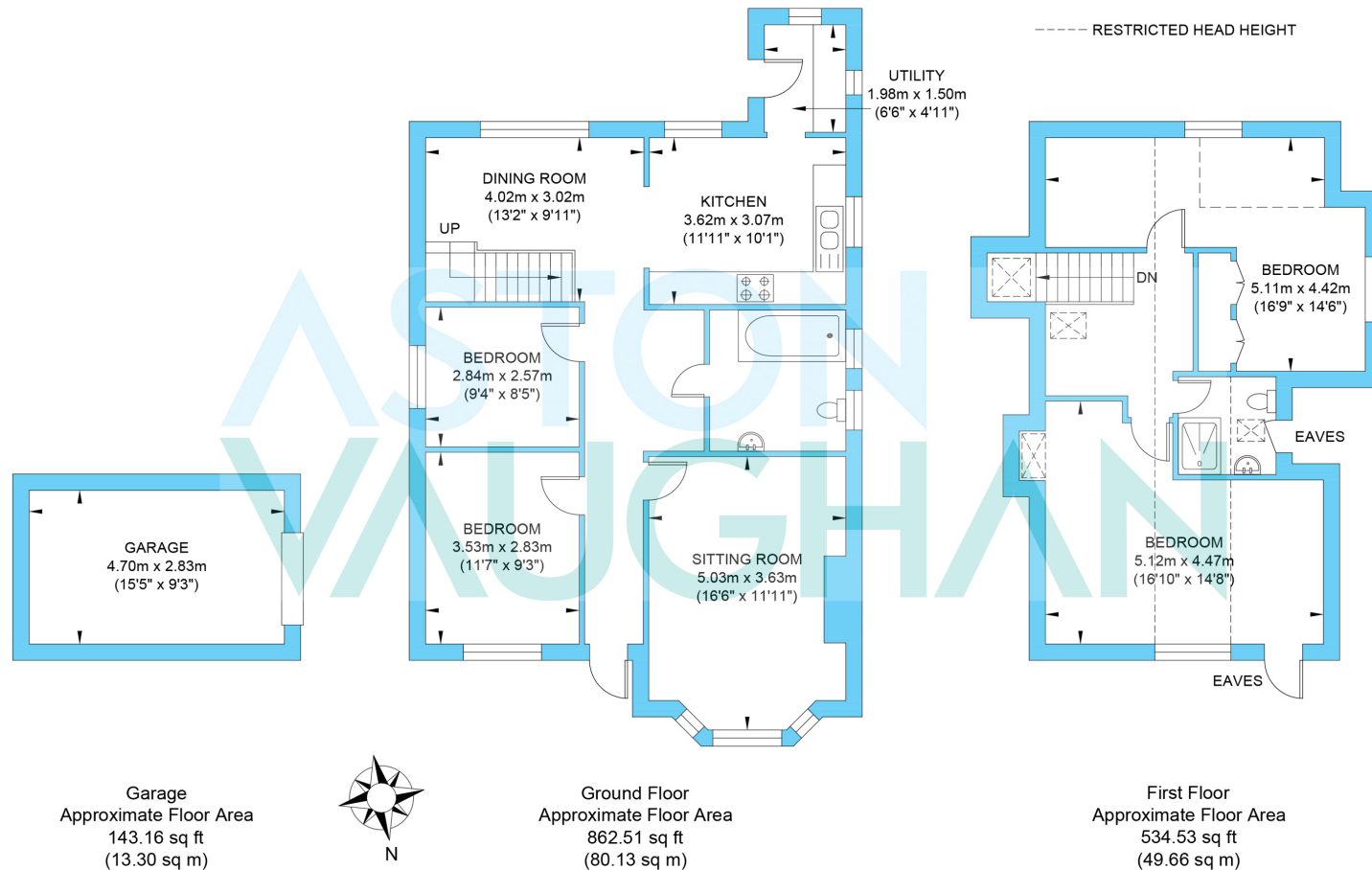
#### Good to know:

On the edge of the South Downs National Park, Woodingdean sits bordered with Rottingdean and Ovingdean – both prestigious village suburbs just 10-minutes east from the City of Brighton & Hove. Surrounded by Downland as it sweeps down towards the coast, this area is perfectly placed to access both, yet it is also well connected to the city with excellent transport links both in and out. There's a local beach with sand and rock pools; a café and an active, friendly community centred around several local shops in North Woodingdean which serve your immediate needs and are just a short stroll from this house. Nearby Rottingdean has a chic High Street while the theatres, bars and Brighton's North Laine are 10-mins by car. Brighton, Lewes, Gatwick and London are all commutable, and buses run to stations at Falmer and Brighton.





# Crescent Drive North



Approximate Gross Internal Area (Excluding Garage) = 129.79 sq m / 1397.04 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.