



Guide Price
£475,000
 Freehold

Channel View Road, Brighton

- THREE BEDROOMS
- PRIVATE DRIVEWAY
- WRAP AROUND GARDEN
- DETACHED HOUSE
- STUNNING SEA VIEWS
- POTENTIAL TO EXTEND STNP

*** GUIDE PRICE £475,000 - £500,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom detached house located in North Woodingdean. Situated on Channel View Road, this property has been tastefully renovated and enjoys stunning views across downland, sea views and towards Brighton Racecourse. North Woodingdean is a highly sought after residential area close to the South Downs, with the benefit of local shops in Warren Road and Warren Way. There is also easy access to Brighton town centre, just a short drive or bus journey away being 2.4 miles away.

Accommodation offers; Living room, dining room, kitchen, conservatory, storage, ground floor WC, three bedrooms and a family bathroom. Other benefits include; driveway for two/three cars, private wrap around garden and potential to extend STNP.

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Driveway

With space for 2/3 cars

Entrance Hall

Living Room 10'9 x 9'10 (3.28m x 3.00m)

Carpet flooring, wall mounted radiator, double glazed South facing window, cornicing

Dining Room 13'0 x 10'10 (3.96m x 3.30m)

Carpet flooring, box bay window with double glazed windows, double doors leading to south facing raised deck area, wall mounted radiator, cornicing

Kitchen 10'10 x 7'7 (3.30m x 2.31m)

Vinyl flooring, mix of wall and base units, integrated oven with gas hob, extractor fan, space for fridge freezer, space future dishwasher, double glazed window facing rear garden,

Conservatory 19'3 x 9'1 (5.87m x 2.77m)

Vinyl flooring, double glazed windows with door leading to rear garden, Velux windows

Ground Floor WC

Vinyl flooring,

Storage

Vinyl Flooring, space for washing machine, dryer, double glazed windows and doors leading to front decked area

Stairs Leading To First Floor

Bedroom One 13'1 x 9'10 (3.99m x 3.00m)

Carpet flooring, wall mounted radiator, dual aspect double glazed windows facing South & West, with stunning sea views, Cornicing

Bedroom Two 10'8 x 9'10 (3.25m x 3.00m)

Carpet flooring, wall mounted radiator, South facing double glazed windows, cornicing

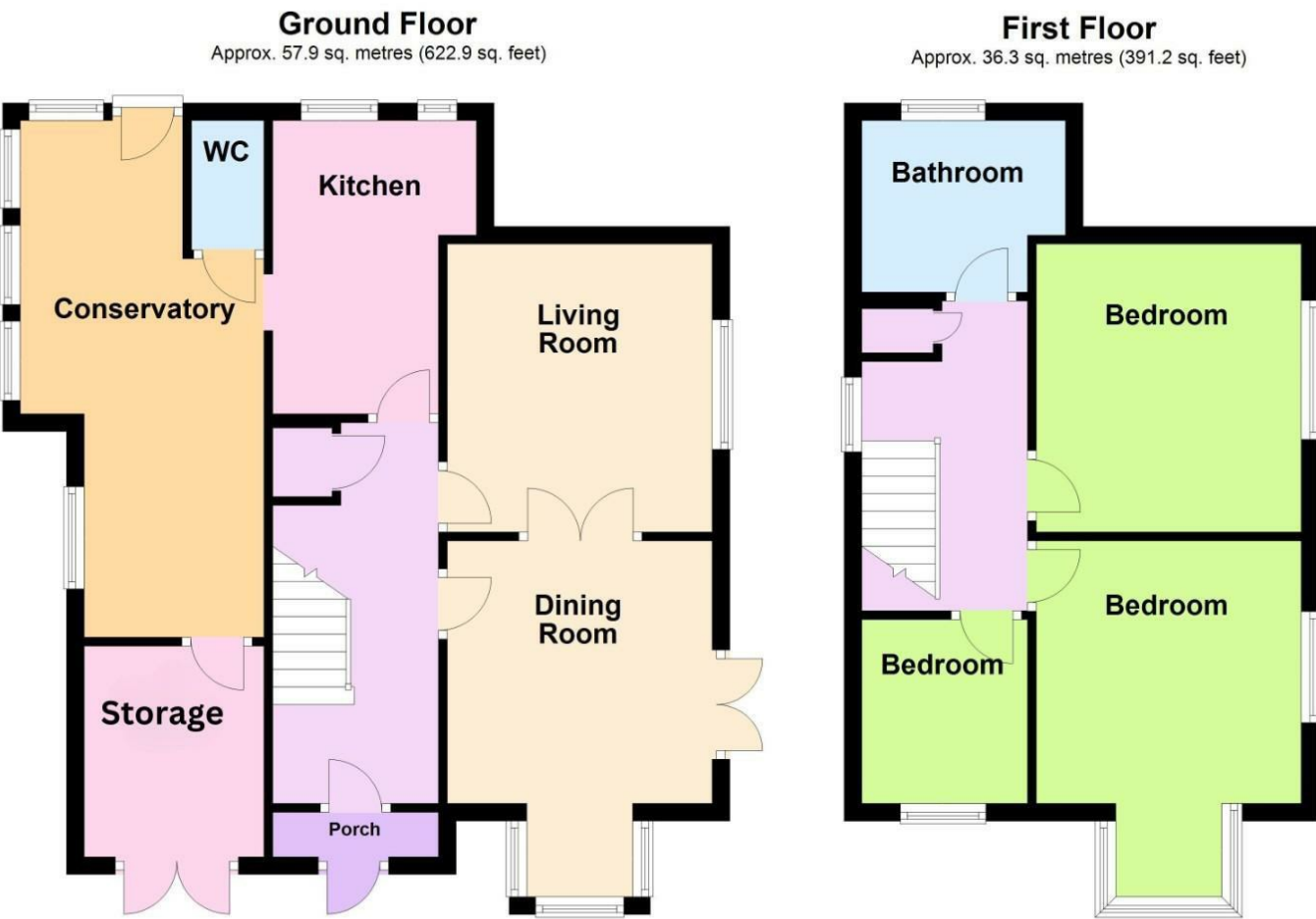
Bedroom Three 6'11 x 5'11 (2.11m x 1.80m)

Carpet flooring, wall mounted radiator, West facing double glazed windows, cornicing

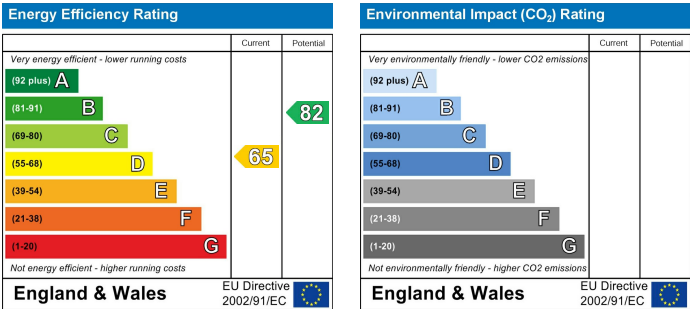


28 Blatchington Road, Hove, East Sussex, BN3 3YN
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Total area: approx. 94.2 sq. metres (1014.1 sq. feet)



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