

Channel View Road, North Woodingdean

East Sussex

Guide Price £450,000 – £475,000



Channel View Road

North Woodingdean

Well-positioned in the residential area of Woodingdean with easy access to both the A27/A23 and the main coast road, a spacious **THREE BEDROOM DETACHED HOUSE** with a **GARDEN, DECKED TERRACE, and DRIVEWAY**. Sold with **NO ONWARD CHAIN**.

Set back from the road, this good-sized detached home offers a well-balanced layout, with versatile living accommodation. The ground floor features a bright and generously proportioned reception room to the rear, which flows seamlessly into the fully fitted kitchen, creating a practical and sociable living space. Also on this level is a south-facing living room with a bay window and internal French doors leading to a dining room. The living room also benefits from patio doors leading to the side garden. A convenient downstairs WC together with a utility room with large patio doors that open onto the front decked area, allows plenty of natural light and easy access to the outdoor space.

Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom fitted with a bath and overhead shower.

Outside, the rear garden provides excellent potential to create an attractive space for relaxing and alfresco dining. To the front, a private decked terrace makes the most of the sunny southerly aspect, while a paved driveway provides convenient off-road parking.





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 Cowley Drive and 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. The private Roedean School is within easy reach along the coast road. Falmer Road provides easy access to the A27 and Brighton University. Falmer train station is a 10-minute drive, providing local routes, while Brighton station, with its mainline commuter links, is easily accessible. Regular bus services travel to the centre of Brighton.

Further Information

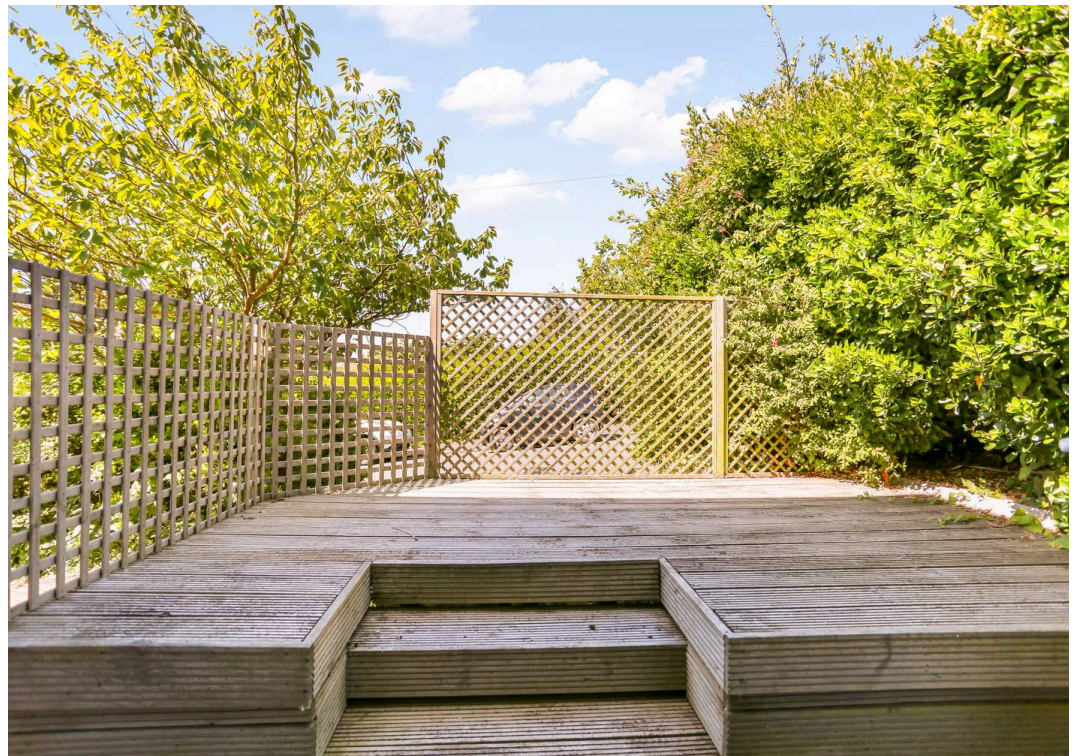
Channel View Road is not currently located in a controlled parking zone. The council tax band is E, which is charged at £3,152.65 for 2026/27.

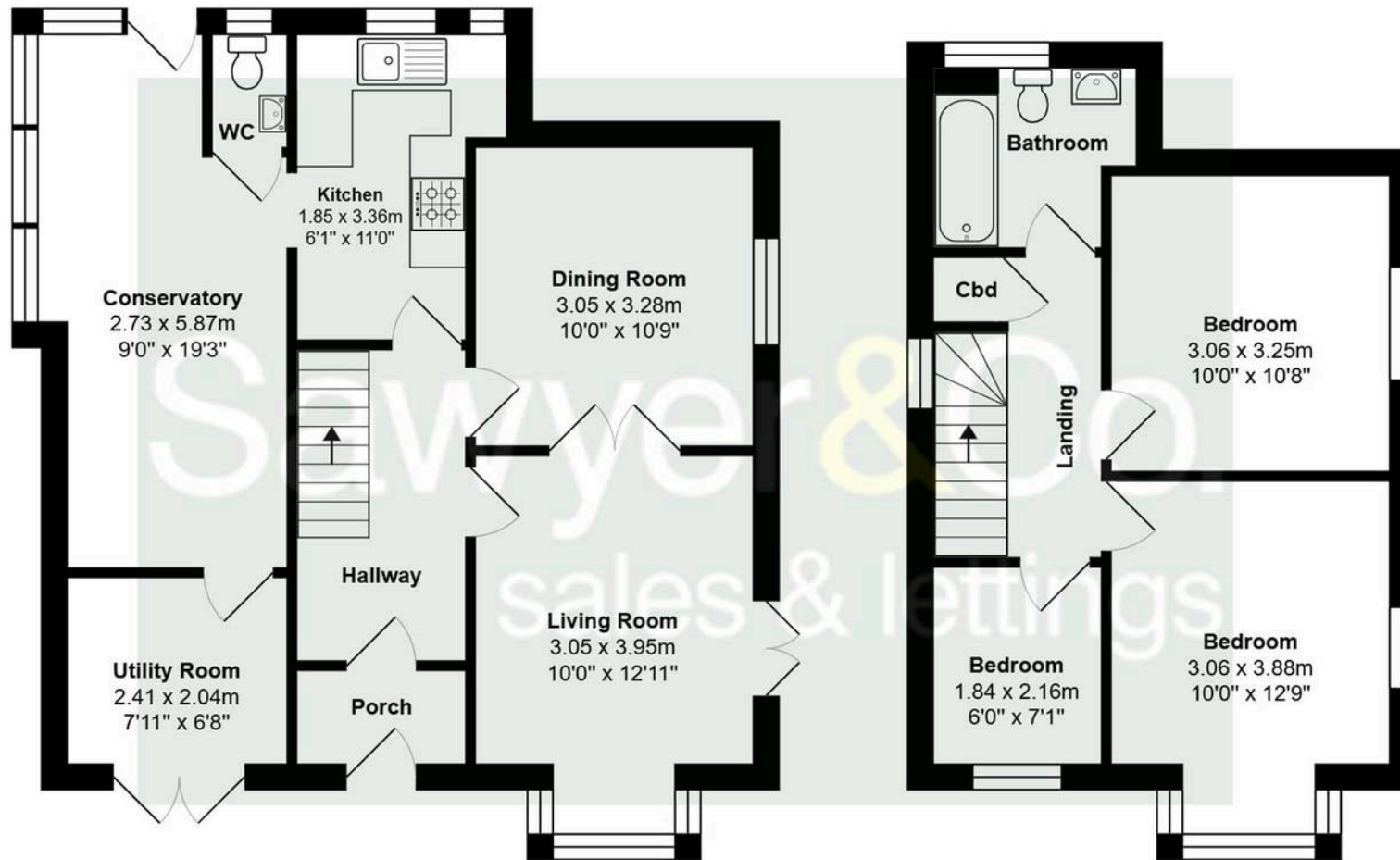
EPC rating - D Council Tax - E

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: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

211 Preston Road, Brighton – BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

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.