



Downland Close | Brighton | BN2 6DN

Offers Over **£525,000**





An immaculate three bedroom Semi-Detached Bungalow accommodates an open plan kitchen / diner. This property offers a tantalising and rare location in the wonderful Woodingdean. Completely renovated, this property is ready for a family to move straight in with distinct ease.



## Key features:

- Three Double Bedrooms
- Landscape Wrap-Around Garden
- Completely Renovated Throughout
- Open Plan Living
- Garage
- Off Road Parking
- Close To Woodland Valley
- Opportunity To Extend into Loft (STP)

 3 Bedrooms

 1 Bathroom

 1 Living Room

**INTERNAL** This home has been enjoyed by a family for many years, it has been extended and modernised over time, whilst retaining several of its 1950's features. The ground floor consists of three spacious double bedrooms, fanning on either side of the grand hallway. To the immediate left of the entrance, two sweeping internal French doors conceal a sleek, top of the range kitchen. The kitchen floor is lined with stone-toned laminate flooring, the skylight, artfully placed in the heart of the room, bathes the kitchen in a supple light. With wrap-around worktops creating a breakfast bar for informal dining, the units contain brilliant integrated facilities, such as a dishwasher, and washing machine. With a skilfully integrated fridge freezer and a brand-new induction hob; as well as an integrated double fan oven with in-built microwave, the space truly is utilised to its highest capacity.

The kitchen connects neatly onto the large reception room with a coal effect gas fire. Beautiful Bi-Fold doors guide you from the immaculate living room and into the rear garden; a beautifully done side extension to utilise the spacious rear garden the property possesses. A small porch space leads from the kitchen, available for rear access to the property as well as various storage.

The family bathroom is a clean well sized room, recently modernised and fresh, with a spectacular walk-in shower with thermostatic controls, vanity sink / wc unit and a towel radiator. There is a small storage closet a door opposite the entrance, ideal for storing cleaning supplies and various storage.

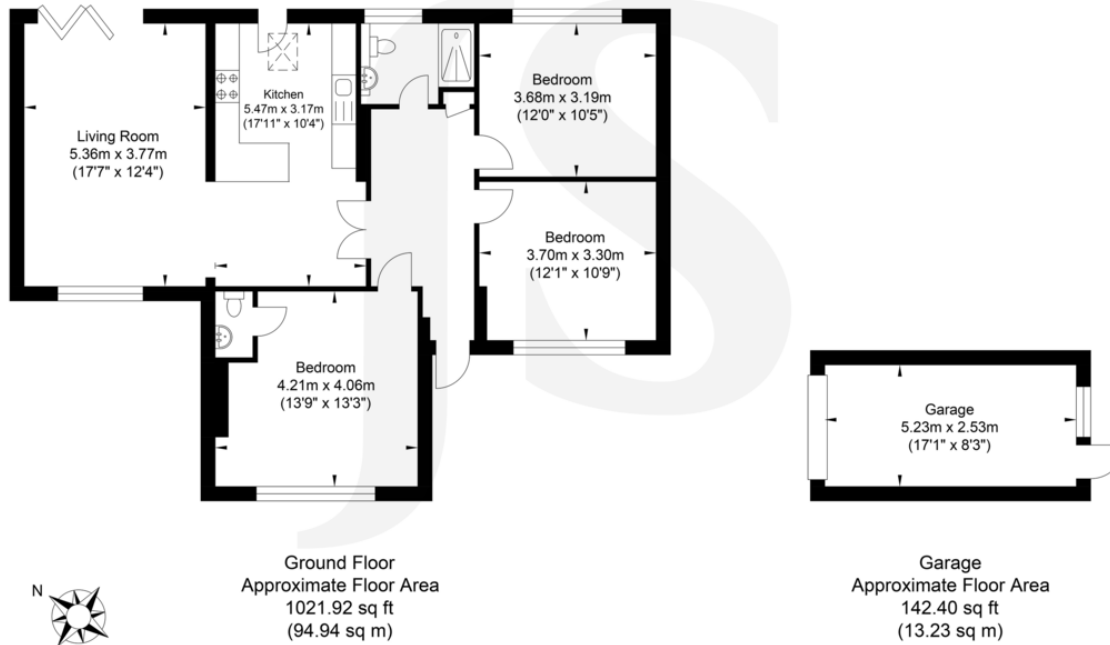
The Master bedroom, the most prominent forward-facing room of the house has its own toilet and basin, as well as spectacular views of the quiet road and evening sunset. The other two bedrooms are near mirrors of each other in terms of size. One faces south, gleaming in the constant sunlight it receives, the other positioned directly behind it, viewing the well-landscaped rear garden.

**EXTERNAL** The property offers a detached garage and off-road parking, with power and lighting. This private parking space leads to a rear access also, straight into the well-kempt garden. Mainly encased in patio, with a circlet of grass to the right-hand side of the property. The front aspect also has a classic paved path to the front door, a spacious front garden that is adorned with a multitude of shrubbery and garden life; perfect for pottering around in the summer.

**LOCATION** Downland Close is a popular location and properties here come to the market rarely. There are access points close by to The Drove which is popular for dog walkers, cyclists, and runners. From Downland Road the walk is flat to the bus stops in Warren Road to take you into the City Centre or into Woodingdean / Rottingdean. Local shops to include a pet shop, hardware/gift shop, newsagents and the Tesco Express are to be found in Warren Road. A short distance from Warren Road is Warren Way where there is a chemist and Co-Op, Java Cafe, and a selection of smaller shops. Woodingdean has a variety of Take-Aways to include a Chinese, cafe, Uncle Sam's, and fish & chip. There is also a selection of vets, dentist and doctors and a couple of Post Offices. So pretty much all your needs are catered for - however if you want a larger range of shops, you have the Brighton Marina with the Asda store plus a range of further outlets - easily accessible by car. Woodingdean has a nursery school for youngsters from about a year, there are two good primary schools in Chalkland Rise (Rudyard Kipling) and Warren Road (Woodingdean Primary). For High School you will find Longhill in neighbouring Ovingdean. There are various church groups and social groups to include a Bowls Club to keep you entertained. There are also some children's parks and a skate park.



# Downland Close



Approximate Gross Internal Area = 108.17 sq m / 1164.33 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		←
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	←	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

## Property Details:

Floor Area: (108.17 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.