



Woodbourne Avenue | Brighton | BN1 8EQ

£375,000





Set back from the road in a commanding position is this attractive two double bedroom semi-detached bungalow with phenomenal views over Patcham and the South Downs National Park beyond!



Key features:

- Semi Detached Bungalow
- Two Bedrooms
- Large Garden
- Potential Loft Conversion STP
- Utility Room
- Patcham Area
- Beautiful Views

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL With huge potential for enlargement and improvement throughout subject to all the necessary planning permission this is a property to view immediately!

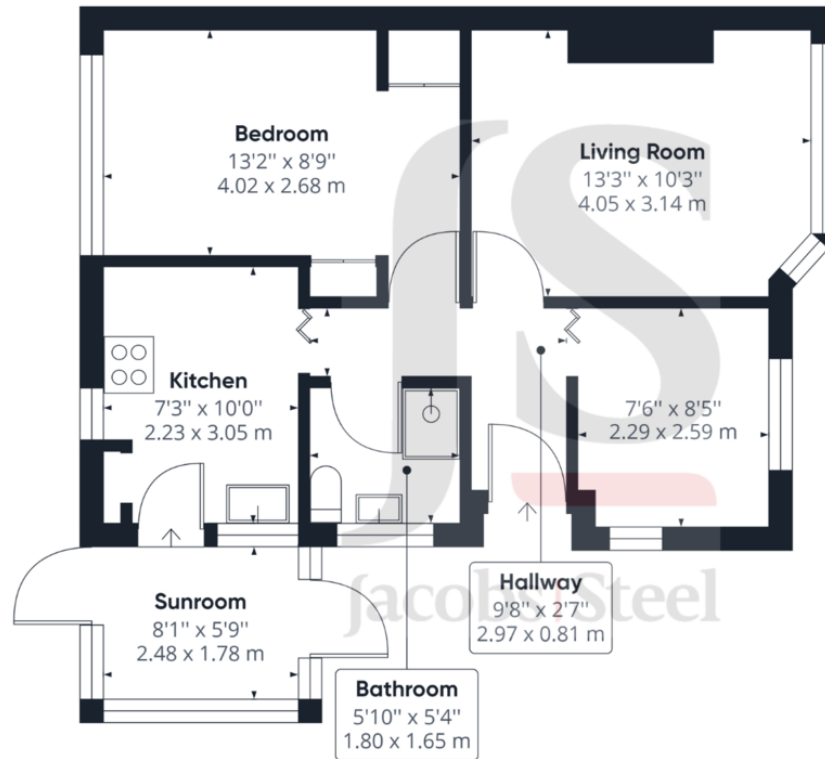
Once inside the home comprises; good sized entrance hall with space for shoes and coats; two good sized bedrooms with room for freestanding storage; comfortable bathroom with a white suite; large reception room with feature fireplace and amazing viewings from the half bay window.

The kitchen is of a good size and has space for all white goods, a handy utility room leads from this and takes you out to the rear garden.

EXTERNAL Outside you benefit from a very attractive and mature rear garden laid mainly to lawn with a wealth of mature trees and shrubs. It also benefits from a shed and a large front garden.

LOCATION Situated in this popular location with a variety of amenities in the area including a selection of local shopping facilities include Sainsburys Local, M&S Simply Food, convenience store and an Asda superstore. Takeaways feature a choice of fish and chips, burgers, Indian, Chinese and pizza shops. A choice of restaurants including Indian, Italian and a Miller and Carter Steakhouse. Schools for all ages are in the area - please see brightonandhove.gov.uk for places and catchment information. Preston Park railway station is under 2 miles away for services to London. Regular bus services are available for journeys into the city centre.





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Property Details:

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

Tenure: Freehold

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.