

13 Crescent Drive North
Woodingdean
Brighton
BN2 6SP

FOR
SALE



**DETACHED BUNGALOW REQUIRING UPDATING WITH GREAT
SCOPE FOR FURTHER DEVELOPMENT (STNC)**

**OFFERS IN THE REGION OF
£375,000 FREEHOLD**

Graves Son & Pilcher LLP
Residential Sales & Lettings Department
51 Old Steyne
Brighton
East Sussex
BN1 1HU

Tel 01273 321123

Email residential@gsp.uk.com
Web www.gravessondandpilcher.com

Graves Son & Pilcher LLP give notice that these particulars do not constitute part of an offer or contract. All text, photographs and floor plans contained within the particulars are for guidance of prospective purchasers / tenants and must not be relied upon as statements of fact. All descriptions contained within the particulars represent the author's opinion and whilst provided in good faith should not be construed as statements of fact. All measurements are approximate. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.



Residential Sales & Lettings

A detached bungalow occupying a popular residential location in Crescent Drive North, being readily accessible to both Rudyard Kipling and Woodingdean Junior Schools, Longhill High School on the Falmer Road along with its leisure centre, local shopping facilities at Cowley Drive and on the Warren Road, The Nuffield Clinic, Amex Community Stadium at Falmer and bus services to Brighton City Centre and the seaside Village of Rottingdean.

Enjoying an elevated position on the north side of the road and comprising 2/3 bedrooms, bathroom, 20' double aspect lounge enjoying distant views to the windmill at Rottingdean, double aspect dining room, kitchen, conservatory and integral garage with 12' x 9' workshop to the rear.

The property has gas fired central heating, double-glazed windows, rear garden and to the front a private driveway with off street parking for 2/3 cars.

The property now requires modernisation and updating, offers great scope and potential for further extension/development with a large roof space (STNC).

Arranged more particularly as follows:

uPVC double-glazed sliding door to:

ENTRANCE PORCH:

York stone floor, glazed door to:

ENTRANCE HALL:

Double-panelled radiator, central heating thermostat, linen cupboard with pre-insulated cylinder tank and fitted immersion heater, time control clock, access to roof space via pull down ladder.

BEDROOM 1:



12' x 10'9 (3.65m x 3.27m) Excellent range of built in bedroom furniture incorporating cupboards, drawers, dresser unit, overhead storage cupboards with bedside display alcoves and drawers, recess for bed, radiator, double-glazed window.

BEDROOM 2:



11'9 x 9'6 (3.58m x 2.89m) Radiator, double-glazed window, recessed wardrobe cupboard with louvre sliding doors, hanging and shelved storage space.

OFFICE/BEDROOM 3:

9'7 x 7'9 (2.92m x 2.36m) Double-glazed window, radiator, uPVC double-glazed door to conservatory.

CONSERVATORY:

26' x 6'6 (7.92m x 1.98m) Full length uPVC double-glazed windows, sliding door to rear garden, two further side entrances, water tap.

BATHROOM:

Fully tiled walls, coloured suite comprising tile panelled bath with mixer tap, low-level WC, pedestal wash basin with mixer tap, corner shower cubicle with tiling to walls, Aqualisa mixer and with hinged glazed screen, double panelled radiator, double-glazed window.

KITCHEN:

9'3 x 8'9 (2.81m x 2.66m) Range of wall and floor units incorporating cupboards, drawers, work surfaces, inset 1½ bowl Franke sink unit with mixer tap, inset AEG four burner gas hob with Neff extractor hood above, space for fridge, space for dishwasher, eye-level Neff double oven, two recessed cupboards, aluminium double-glazed windows, inset ceiling down lighters, opening onto:

DINING ROOM:

Double aspect 12' x 7'9 (3.65m x 2.36m) Radiator, aluminium double-glazed windows enjoying views down through Woodingdean to Rottingdean windmill beyond, multi-paned glazed double doors giving access to:

SITTING ROOM:

20'3 x 11'9 (6.17m x 3.58m) Double aspect with aluminium double-glazed windows enjoying views down through Woodingdean to the windmill at Rottingdean, two radiators, attractive leaded light stained glass Oriel window, ceiling coving, tiled fireplace surround with gas point, TV aerial point.

OUTSIDE**REAR GARDEN:**

Paved terrace, two lawned areas, aluminium greenhouse requiring some attention, fruit tree, flower beds and borders.

INTEGRAL GARAGE:

17' x 11'6 at its widest point narrowing to 10'3 (5.18m x 3.50m narrowing to 3.12m) Gas meter, fuse box, water tap, wall mounted Ideal gas fired central heating boiler, water meter, door to:

WORKSHOP:

12' x 9'9 maximum measurement narrowing to 9' (3.65m x 2.97m narrowing to 2.74m) Electric light, work bench.

Private driveway with parking for 2/3 cars, raised border.

All measurements are taken to the nearest 3 inches (7.6cm)

**VIEWING THROUGH VENDORS AGENTS
GRAVES SON & PILCHER LLP 01273 321123**

Under the Estate Agents Act 1979 we are required to disclose to prospective purchasers, the sellers of this property are related to a Partner of this firm.