

12 Crescent Drive North  
Woodingdean  
Brighton  
BN2 6SQ

FOR  
SALE



**DETACHED FAMILY HOUSE ENJOYING EXTENSIVE  
VIEWS TO THE SEA AND WITH  
124' SOUTH FACING REAR GARDEN**

**£459,950 FREEHOLD**

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Residential Sales & Lettings

Occupying a popular residential location in Crescent Drive North just off The Ridgway in Woodingdean, accessible to local shops in both Warren Road and at Cowley Drive, Rudyard Kipling and Woodingdean Primary Schools, Longhill High School, Woodingdean central park and bowls club, Happy Valley Park, bus services to the Seaside Village of Rottingdean and Brighton City centre along with the Amex Community Stadium and Brighton and Sussex Universities at Falmer.

A modern family house built circa 1961 and now on the market for the first time since.

The property has brick elevations under a tiled roof complimented by uPVC fascias, guttering and downpipes and uPVC double-glazed windows. The well-presented accommodation comprises 3/4 bedrooms, shower room, 19' south facing sitting room, dining room, study/bedroom 4, kitchen/breakfast room and cloakroom.

The property has gas fired central heating, cavity wall insulation, solar panelling and a lovely 124' mature and maintained rear garden.

There is a private drive to a detached garage that has a small glazed extension to the rear.

The front garden has brick paving, flower borders and affords additional off street parking, the accommodation is arranged more particularly as follows.

## FIRST FLOOR

### LANDING:

uPVC double-glazed window, access to roof space, linen cupboard with lagged copper cylinder tank, fitted immersion heater and pump for shower, further good size storage cupboard.

### BEDROOM 1:



19'9 x 14'9 (6.02m x 4.49m) Excellent range of built in wardrobe cupboards with hanging and shelved storage space and storage cupboards above, radiator, uPVC leaded light double-glazed windows, coved ceiling.

### BEDROOM 2:



Rear 12'3 x 10'3 (3.73m x 3.12m) Range of built in wardrobe cupboards with sliding doors, hanging and shelved storage space, storage cupboards above, radiator, uPVC double-glazed windows giving an extensive view over Woodingdean through Ovingdean down to Rottingdean and the coast, coved ceiling.

**BEDROOM 3:**

9'9 x 7'9 (2.97m x 2.36m) Built in wardrobe cupboard with hanging and shelved storage space, bed recess with overhead storage cupboards, fitted bookshelves, uPVC leaded light double-glazed windows, radiator.

**BATHROOM:**

Modern suite comprising double shower with Aqualisa mixer valve and rinser, glazed screen, tiling to walls, shaped pedestal wash basin with period style taps, low-level WC, heated towel rail, half tiling to walls, coved ceiling, uPVC double-glazed window, outstanding views down through Woodingdean, Ovingdean to Rottingdean and the sea.

**GROUND FLOOR****uPVC DOUBLE-GLAZED DOOR:****ENTRANCE LOBBY:**

Glazed door to:

**ENTRANCE HALL:**

Radiator, coved ceiling, under stairs storage cupboard, central heating thermostat.

**STUDY/BEDROOM 4:**

10'8 x 10'6 (3.25m x 3.20m) Modern tiled fireplace surround with polished wood mantle, radiator, built in wardrobe cupboard with louvre doors and storage cupboards above, TV aerial point, radiator, coved ceiling, multi-paned glazed doors giving access to:

**DINING ROOM:**

Additional return door to hallway, multi-paned with bevelled glass 15' x 10' (4.57m x 3.04m) Coved ceiling, two uPVC leaded light double-glazed windows, two low-level radiators, opening onto:



### SOUTH FACING SITTING ROOM:



19'6" x 12'6" (5.94m x 3.81m) Wooden fireplace surround with marble effect hearth and gas point, double panelled radiator, TV aerial points, 4 wall light points, telephone point, double-glazed sliding doors giving access to south facing terrace with raised flower border and steps down to rear garden.

### KITCHEN/BREAKFAST ROOM:



12'6" x 10'6" (3.81m x 3.20m) Range of modern fitted wall and floor units incorporating cupboards, drawers, work surfaces, inset stainless steel Diplomat gas hob with extractor hood above, eye level Diplomat double oven, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, radiator, TV aerial point, window overlooking the lounge, uPVC double-glazed window, wall mounted Prima gas fired central heating boiler with Lifestyle digital programmer, laminate flooring, uPVC double-glazed door to driveway.

### CLOAKROOM:



Laminate flooring, low-level suite, half tiling to walls, corner wash hand basin, uPVC double-glazed window.

## OUTSIDE

### REAR GARDEN:



Lovely south facing rear garden, very mature laid to lawn with mature shrubs, bushes, trees, fruit trees.

Private driveway to:

### DETACHED GARAGE:

Extended to provide a glazed storage area, 24' x 9'3" (7.35m x 2.81m).

FRONT GARDEN:

Brick paved, flowerbeds, borders and hedging.



REAR GARDEN

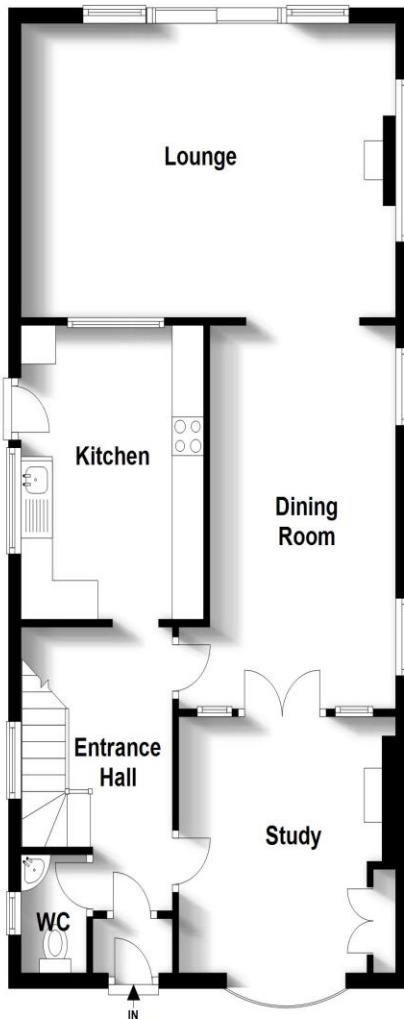
All measurements are taken to the nearest 3 inches (7.6cm)

**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.

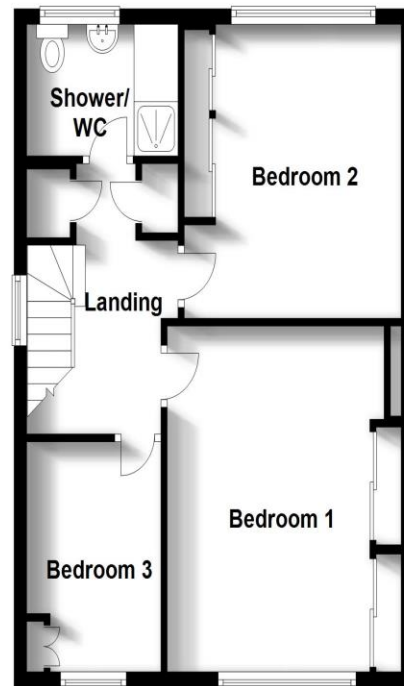
### Ground Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



### First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 122.7 sq. metres (1320.6 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

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