

56A The Ridgway  
Woodingdean  
Brighton  
BN2 6PD

FOR  
SALE



## TWO BEDROOM DETACHED BUNGALOW IN POPULAR RESIDENTIAL LOCATION

# £345,000 FREEHOLD

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Occupying a popular residential position towards the upper end of The Ridgway in Woodingdean a suburb/village some three miles to the east of Brighton, being readily accessible to local shops in Warren Road and Cowley Drive, both Woodingdean and Rudyard Kipling Primary Schools, Longhill High School and Leisure centre at Ovingdean. Bus services to the Seaside Village of Rottingdean, Brighton City centre and both Sussex and Brighton Universities at Falmer are also readily available.

A detached bungalow built circa 1966 – 1969 having part brick, part painted rendered elevations under a tiled roof and now requiring modernisation and redecoration with further scope for extension (stnc).

The accommodation currently comprises 2 bedrooms, bathroom, separate WC, sitting room, kitchen and lean-to conservatory along with a detached garage with private driveway providing parking for an additional 3/4 cars and a beautifully mature west facing rear garden measuring some 150' (45.72m)

The bungalow has gas central heating and double-glazed windows and is arranged more particularly as follows:

#### ENTRANCE HALL:

Radiator, access to roof space, cloaks cupboard with louvre doors and storage cupboard above, central heating thermostat, linen cupboard with lagged copper cylinder tank and fitted immersion heater.

#### BEDROOM 1:



14'3 x 11' (4.34m x 3.35m) Built in furniture including wardrobes with hanging and shelved storage space, additional cupboard with shelving, drawers and storage cupboards above, dresser unit with wardrobe and storage cupboards above, double aspect to the front east elevation, secondary double-glazed windows, uPVC double-glazed window to the south.

#### BEDROOM 2:



10' x 9'3 (3.04m x 2.81m) Double aspect with uPVC double-glazed windows, radiator.

#### BATHROOM:



Currently fitted for disabled use, panelled bath with shower over, pedestal wash basin, ceramic tiled floor, uPVC double-glazed window, radiator.

**SEPARATE WC:**

Low-level suite, wash hand basin, double-glazed window.

**SITTING ROOM:**

Double aspect 15'6" x 10'3" (4.72m x 3.12m) Modern tiled fireplace surround, two radiators, aluminium double-glazed windows, aluminium double-glazed door to rear garden, coved ceiling, wall light point.

**KITCHEN:**

12' x 8'6" (3.65m x 2.59m) Range of wall and floor unit incorporating cupboards, drawers, work surfaces, inset stainless steel sink unit with mixer tap, Potterton floor standing gas fired central heating boiler with programmer, space for fridge/freezer, further wall and floor units, double panelled radiator, aluminium double-glazed door to:

**LEAN-TO CONSERVATORY:**

10'6" x 7' ( 3.20m x 2.13m) Quarry tiled floor, radiator.

**OUTSIDE**

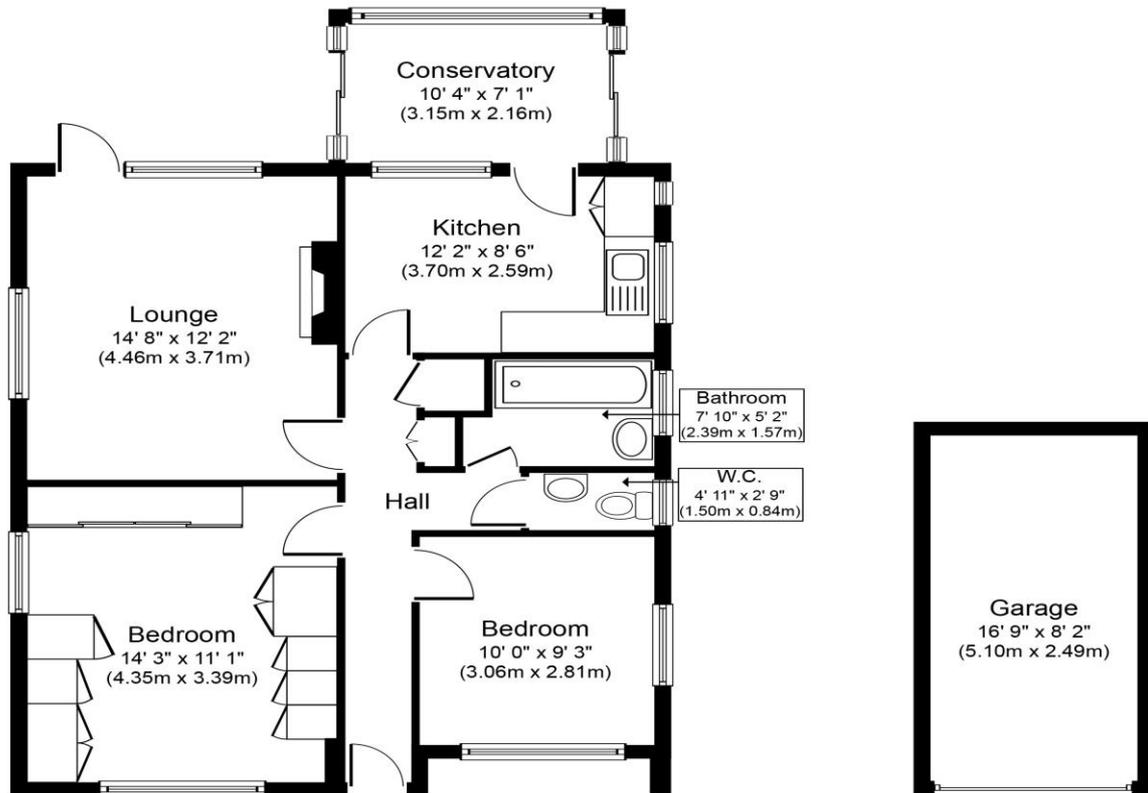
Private driveway to:

**GARAGE:**

Up and over door.

**REAR GARDEN:**

Superb mature rear garden approximately 150' in length that's laid to lawn with many mature shrubs, bushes and fruit trees, timber garden shed.



**Ground Floor**  
**Approximate Floor Area**  
**775 sq. ft.**  
**(72.0 sq. m)**

**Garage**  
**Approximate Floor Area**  
**140 sq. ft.**  
**(13.0 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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