



19 Deans Close, Brighton, East Sussex. BN2 6RN

A fantastic opportunity to purchase a detached bungalow with off street parking, lots of land and huge potential to make your own.



£350,000 Freehold

PROPERTY DESCRIPTION

Having been rented out for over 20 years, this two-bedroom bungalow - with its generous plot and exciting potential - is now ready for new owners to make their mark. While the property is in need of updating, the fundamentals are solid: both the electrics and heating are in good working order with certificates, double glazing is fitted throughout, and the property is offered empty and chain-free.

This detached home enjoys a wrap-around garden that could easily be transformed into something special. From certain vantage points, you can even catch a glimpse of the sea. With many neighbouring homes having extended into the loft, it's easy to imagine the elevated views you could enjoy with similar improvements.

Inside, the bungalow currently offers two double bedrooms, a spacious kitchen, and a double-sized reception room with wooden bi-folding doors that allow for separation if desired. For those needing an additional bedroom or office without immediately extending, the large reception room provides an opportunity to relocate the kitchen at relatively low cost, thanks to the existing plumbing layout.

Off-street parking is available, alongside plenty of on-road space. This property represents an excellent project - whether you're looking for a straightforward cosmetic upgrade or a more ambitious transformation to create your own 'Grand Designs' home.

Deans Close is a peaceful cul-de-sac in the family-friendly area of Woodingdean. Local amenities are all within easy reach, including nurseries and highly regarded schools such as Longhill and Rudyard Kipling. Shops, a library, and a community hub are within a 10-minute walk, while Brighton & Hove city centre can be reached in around 20 minutes via good transport links.

FEATURES

- Off street parking
- Being sold with no onward chain
- Potential to extend upwards and outwards (subject to the usual planning)
- Working heating and electrics with certification
- Double glazed windows throughout
- Detached bungalow with wrap around garden
- Cul-de-sac location on quiet family street
- Close to good schools and nurseries
- Excellent transport links close by in and out of Brighton & Hove



ROOM DESCRIPTIONS



MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

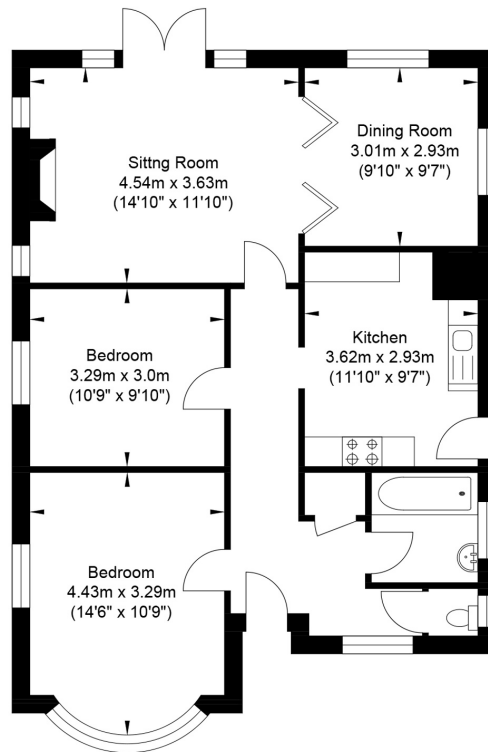
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Deans Close



Ground Floor
Approximate Floor Area
823.65 sq ft
(76.52 sq m)

Approximate Gross Internal Area = 76.52 sq m / 823.65 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
England, Scotland & Wales EU Directive 2002/91/EC 		

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