

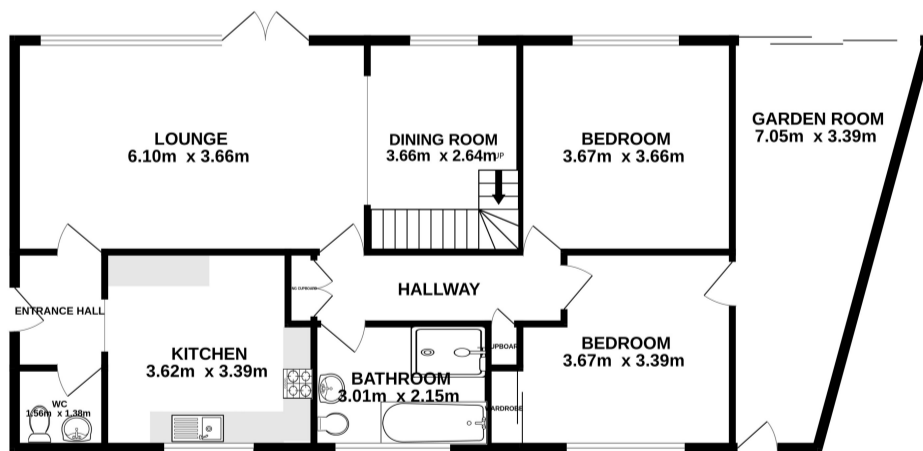


Withdean Road, Brighton, BN1 5BP

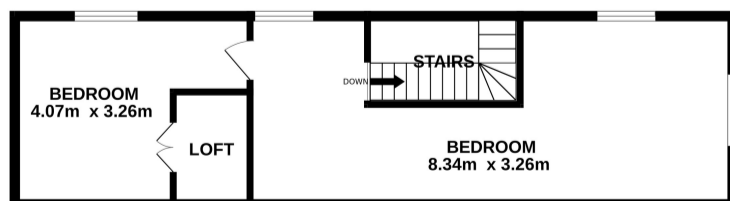
£775,000



GROUND FLOOR
104.6 sq.m. approx.

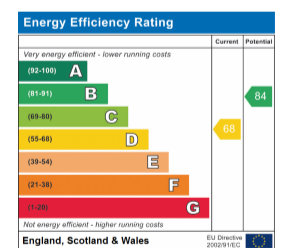


1ST FLOOR
40.4 sq.m. approx.



TOTAL FLOOR AREA: 145.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metopolis ©2023



01273 555115
info@johnhoole.co.uk
johnhoole.co.uk
214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





This property offers a fantastic opportunity to create the home of your dreams and is situated in one of Brighton's most prestigious residential areas, with the convenient thoroughfares of Dyke Road and London Road nearby, allowing easy access to the A27, A23 and the city centre. Its raised position allows for wonderful views to be enjoyed and any future modifications can only enhance this aspect further, with perhaps a balcony at first floor level (subject to planning consents). The accommodation comprises of 4 double bedrooms, living/dining area, separate kitchen, downstairs WC, conservatory and family bathroom. There is the added bonus of a garage and off-road parking. The gardens are mainly to the front of the property but there is sufficient space to the rear to be usable. Green areas are also easily accessible - Withdean Park is within walking distance (0.7 miles) and the South Downs National Park is a short drive away via the A23. There is a Waitrose supermarket close by (1.2 miles), as well as a range of other shops, bars and cafes in close proximity.

The property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. All services/appliances have not and will not be tested. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.



- 4 BEDROOM DETACHED CHALET BUNGALOW
- SCOPE FOR MODERNISATION
- GARDENS
- GARAGE WITH OFF-ROAD PARKING
- FAMILY BATHROOM WITH SEPARATE SHOWER
- DOWNSTAIRS CLOAKROOM
- SEPARATE KITCHEN
- PANORAMIC VIEWS
- GAS CENTRAL HEATING
- EXCELLENT COMMUTER LINKS & IN CATCHMENT TO RENOWNED SCHOOLS