

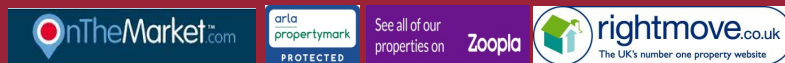


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**Any floor plans shown are for identification purposes only and are not to scale**  
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# C&L

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**15 Crescent Drive South, Woodingdean, Brighton, BN2 6RA**

EPC : D

**£599,500**



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This well presented, spacious, bright and airy 3 bedroom detached chalet bungalow is situated in a sought after road in Woodingdean, located close to local shops, happy valley park, local schools, easy access to the A27 and bus services to Brighton City Centre.

The property offers a great amount of family living space that comprises of a south facing lounge, kitchen/breakfast room which is fitted with marble work surfaces, grey units, instant boiled water tap, pull out recycle bins and some integrated appliances which include a dishwasher, fridge/freezer and microwave. The living space is completed with the conservatory that is a good size and is perfect for additional seating and a dining area. The utility room is fitted with addition storage, work surfaces, space and plumbing for washing machine and tumble dryer, sink unit and cupboard housing the boiler.

Bedroom two and three are also located on the ground floor along with the family bath/shower room/wc which has a white suite that comprises of a free standing roll top bath, shower cubical, low level wc and vanity unit with wash basin.

The first floor is occupied by the south facing bedroom one which enjoys roof top and downland views towards the English Channel, this bedroom include access to the en-suite shower room and walk-in wardrobe.

Outside the property there is a low maintenance front garden that provides ample off road parking with its private block paved drive, detached garage with is work shop area and electric roller door. The rear garden is well landscaped and low maintenance which offers a great entertainment space with its paved patio, decked area and summer house that has power, lighting and a Wi-Fi connection and is ready to be used as a play area or home office. The garden also offers extra storage with its garden shed and garden storage room.

**The accommodation with approximate room measurements comprises:**

**ENTRANCE PORCH 4'5" max x 4'5" max (1.34m x 1.34m)**

**SPACIOUS ENTRANCE HALL**

**SOUTH FACING LOUNGE 16'6" into bay window x 10'10" (5.02m x 3.30m)**

**KITCHEN/BREAKFAST ROOM 16'5" x 9'6" max (5.00m x 2.89m)**

**CONSERVATORY 15' x 9'7" (4.57m x 2.92m)**

**UTILITY ROOM 9'7" max x 5'3" max (2.92m x 1.60m)**

**BEDROOM 2 11'11" x 8'10" to built in wardrobes (3.63m x 2.69m)**

**BEDROOM 3 10' x 7'10" (3.04m x 2.38m)**

**FAMILY BATH/SHOWER ROOM/WC 9'3" x 5'7" (2.81m x 1.70m)**

**FIRST FLOOR LANDING**

**SOUTH FACING BEDROOM 1 12'1" x 11'11" (3.68m x 3.63m)**

**EN-SUITE SHOWER ROOM/WC 6'5" into shower cubicle x 4'3" max (1.95m x 1.29m)**

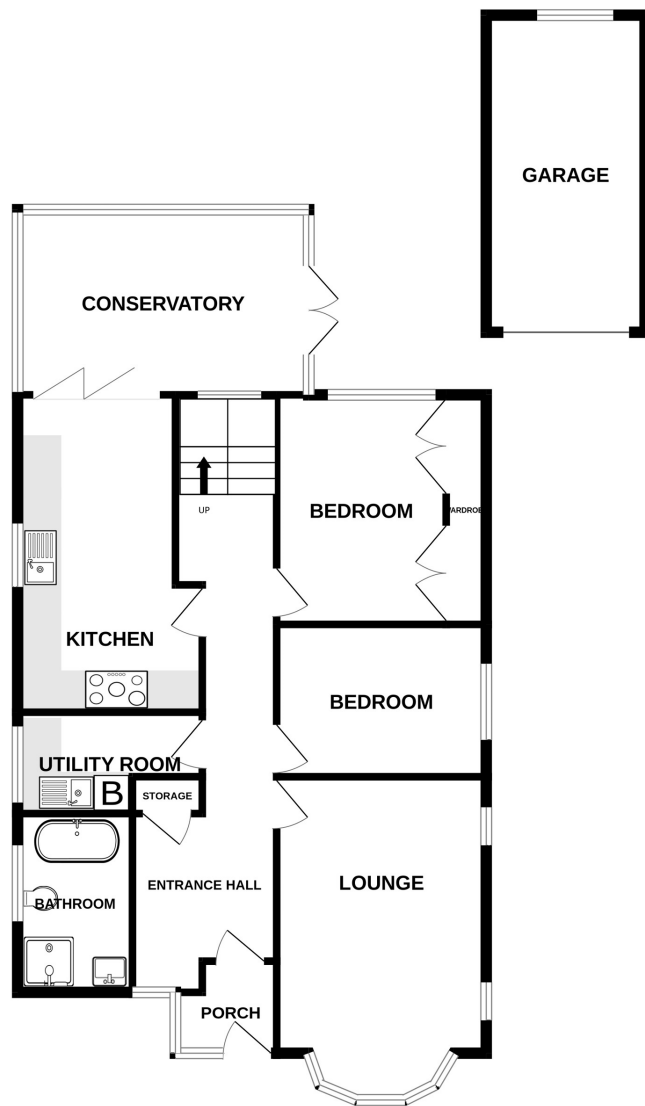
**FRONT GARDEN**

**DETACHED GARAGE 19' x 9'4" (5.79m x 2.84m)**

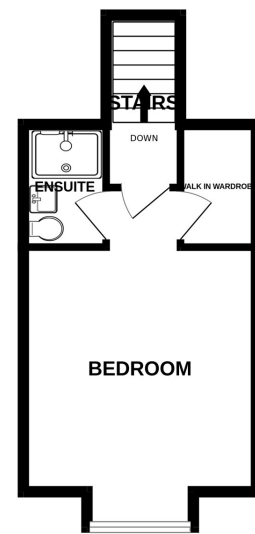
**REAR GARDEN**

**GARDEN STORAGE ROOM 10'11" x 3' (3.32m x 0.91m)**

GROUND FLOOR  
102.1 sq.m. (1099 sq.ft.) approx.



1ST FLOOR  
24.4 sq.m. (262 sq.ft.) approx.



15 CRESCENT DRIVE SOUTH WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA : 126.4 sq.m. (1361 sq.ft.) 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.  
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