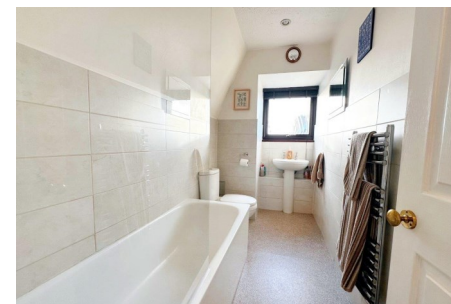
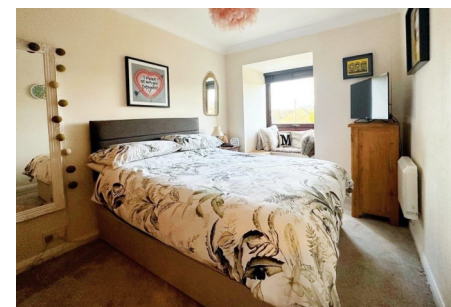




Flat 5 Crescent Lodge, 31 Shipley Road, Woodingdean, BN2 6TA

EPC : C

£214,950



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Any floor plans shown are for identification purposes only and are not to scale

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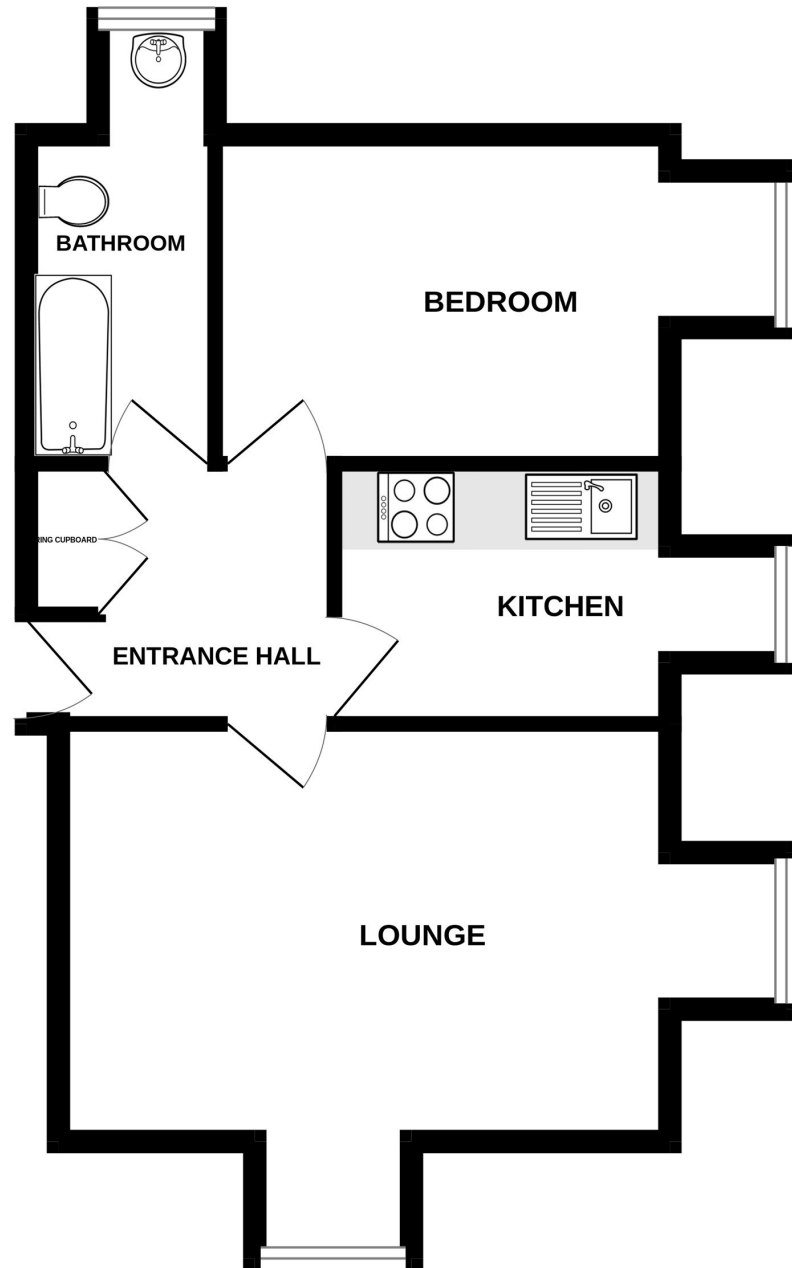


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GROUND FLOOR
42.3 sq.m. (456 sq.ft.) approx.



A well presented second (top) floor 1 bedroom flat situated in a modern small block of just 6 flats, and ideally situated for local shops and buses providing frequent access to Brighton City Centre. Being top floor the flat has many advantages including superb views over The Downs and a large fully boarded loft with a ladder and light which provides a lot of extra storage.

The flat has a nice size entrance hall with a fitted cupboard and a hatch to the roof space. The lounge is a bright dual aspect room with 2 feature bay windows, both having lovely views to The Downs. The kitchen is fitted with a range of base cupboards and drawers and has matching wall units. There is space for all appliances and there is a built in electric oven and hob. The kitchen also has a bay window with views. The double bedroom is a good size and a modern bathroom has a bath with a shower over. The window from the bathroom has lovely views to the sea and coast.

Outside, the block has a communal garden area and an allocated parking space.

The flat is offered for sale on a leasehold basis with 86 years remaining.

A great flat that would suit everyone from first time buyers to investors.

ENTRANCE HALL 6'9" x 5'9" (2.06m x 1.75m)

LOUNGE 15'7" x 10'6" plus bay windows (4.75m x 3.20m)

BEDROOM 11'6" x 8'3" plus bay window (3.50m x 2.51m)

BATHROOM 10'5" x 4'10" (3.17m x 1.47m)

FLAT 5 CRESCENT LODGE 31 SHIPLEY ROAD WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA : 42.3 sq.m. (456 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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