



24 Briarcroft Road, Brighton, BN2 6LL

£630,000

CarruthersandLuck
SalesandLettings

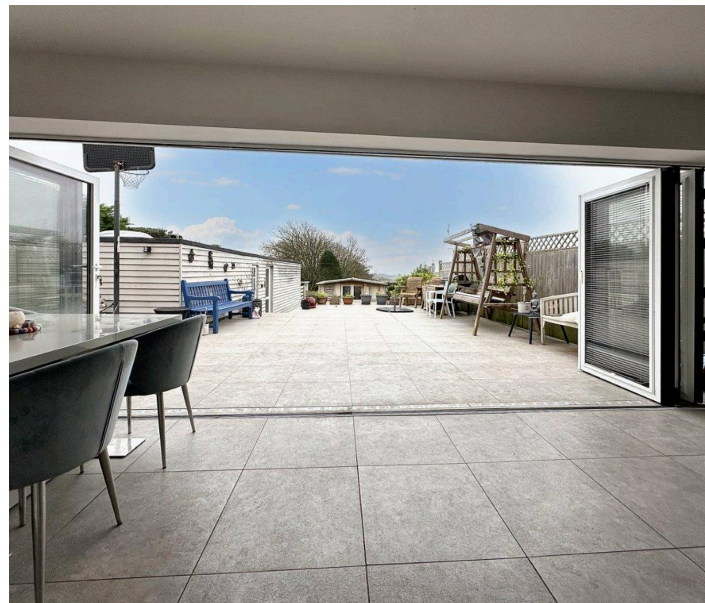
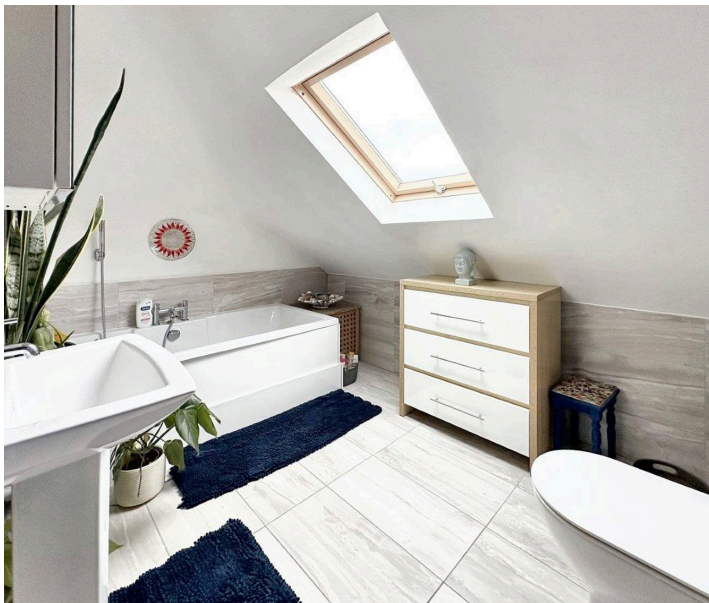


24 Briarcroft Road

Woodingdean

A recently extended and much improved 3/4 bedroom semi detached chalet bungalow. The current owners have invested a lot of time and money into the property and have created a bright, spacious and well appointed home with a feature kitchen that has full width by-fold doors leading out to a large paved sun terrace with a seamless floor from the kitchen. There are also two detached annexes, each with shower facilities, ideal for creating a home income (which both currently do).

The property has a useful entrance porch with a glass door leading to a 22 ft hallway that looks through the hall, kitchen and out to the garden, with views in the distance. The Lounge is at the front of the property but could also be a fourth bedroom, should someone use the current dining area in the open plan kitchen as the main lounge. The open plan kitchen/dining room spans the rear of the property and has full width by-fold doors to the garden. A feature of the room is the tiled floor which matches the patio area so appears seamless. The kitchen has been fitted with a range of modern pale blue units on two walls with an extensive range of base cupboards, drawers and fitted matching wall units. There is also a large breakfast bar with space for four kitchen stools. The kitchen has an integrated oven, hob, dishwasher and space for a large fridge/freezer. The remaining area is currently used as a dining space but could also incorporate a lounge area for an open plan style of living.



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ANNEXE 1 26'1" x 8'8". The Annexe has a shower room, kitchen/lounge and bedroom area's with French doors that open out onto a private raised deck, (just to for the annexe). There is a separate fuse board and heating but the Annexe is still billed with the main house.

ANNEXE 2 17' x 12'. Main living/bedroom area. Kitchen units and a shower room.

ENTRANCE PORCH

HALL 22'1" in length (6.73m)

LOUNGE 10'6" x 10'3" (3.20m x 3.12m)

KITCHEN/DINING ROOM 23'4" x 17'1" (7.11m x 5.20m)

BEDROOM 3 15'8" x 8'5" (4.77m x 2.56m)

BATHROOM 8'4" x 8' (2.54m x 2.43m)

UPSTAIRS

BEDROOM 1 13'1" x 9'9" (3.98m x 2.97m)

BEDROOM 2 9'10" x 9'9" (2.99m x 2.97m)

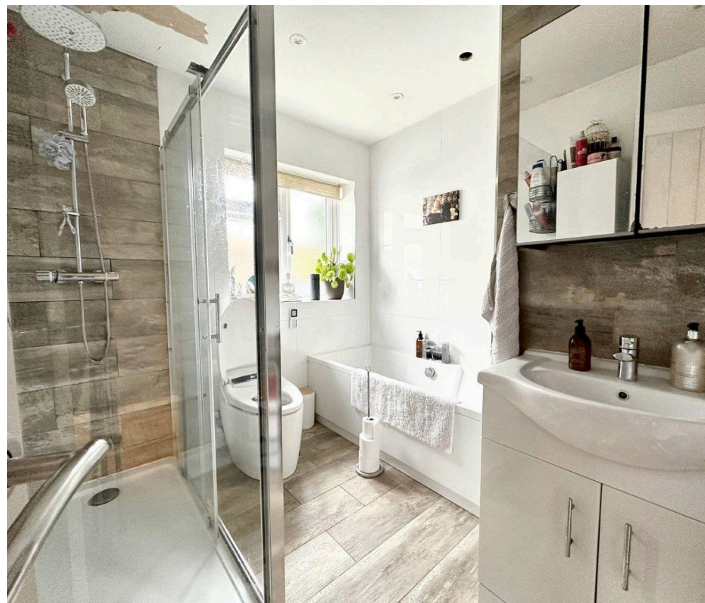
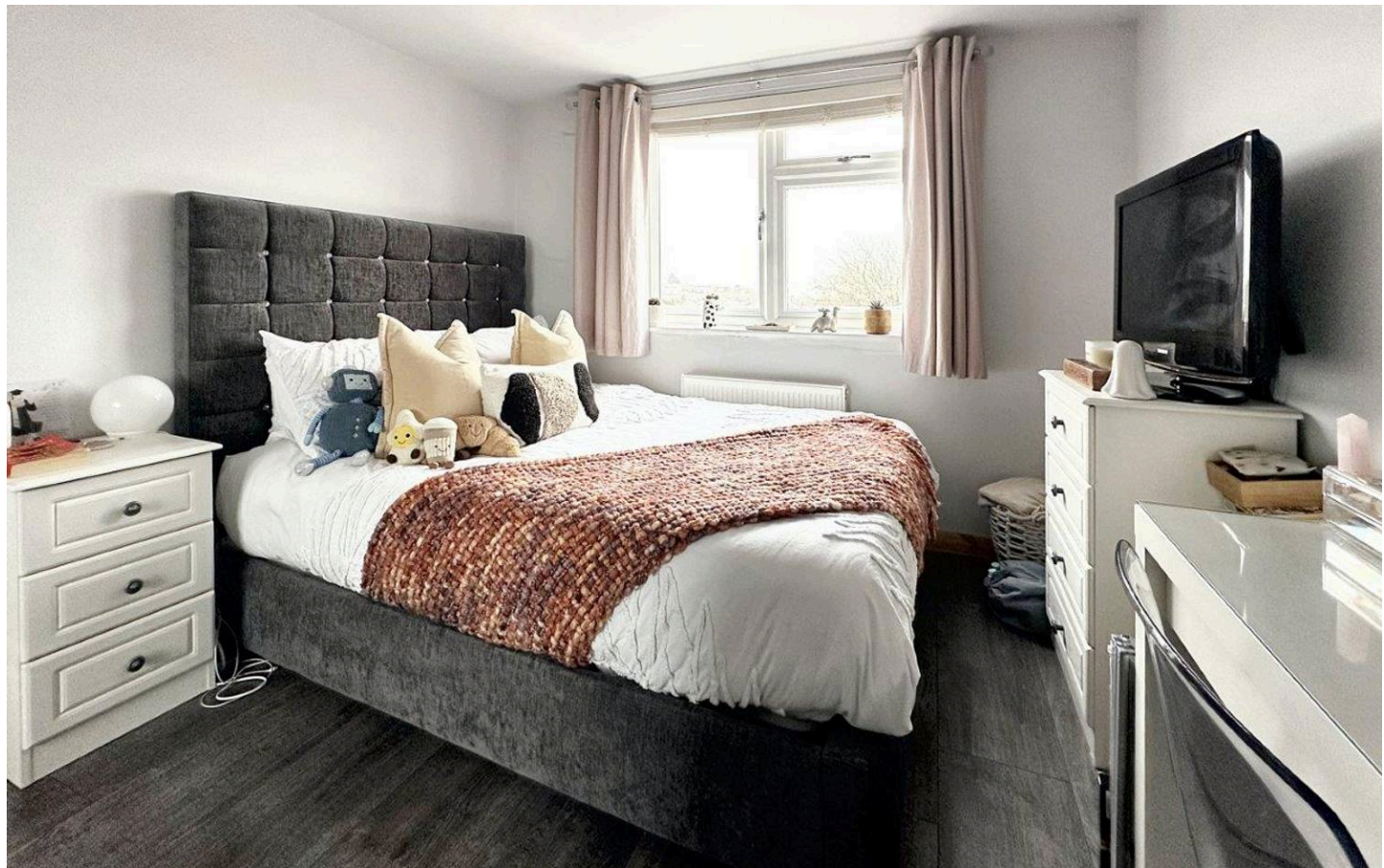
BATHROOM 9'11" x 7'9" (3.02m x 2.36m)

GARDENS

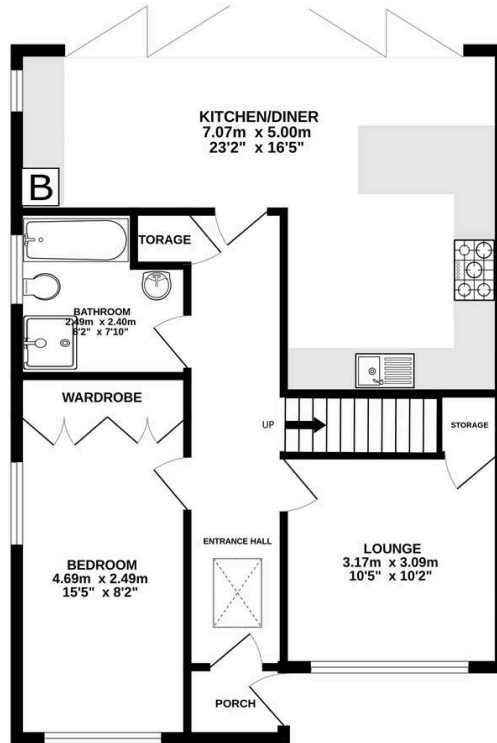
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.



1ST FLOOR
44.4 sq.m. (478 sq.ft.) approx.



24 BRIARCROFT ROAD WOODINGDEAN BRIGHTON

TOTAL FLOOR AREA : 112.0 sq.m. (1205 sq.ft.) approx.

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Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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