

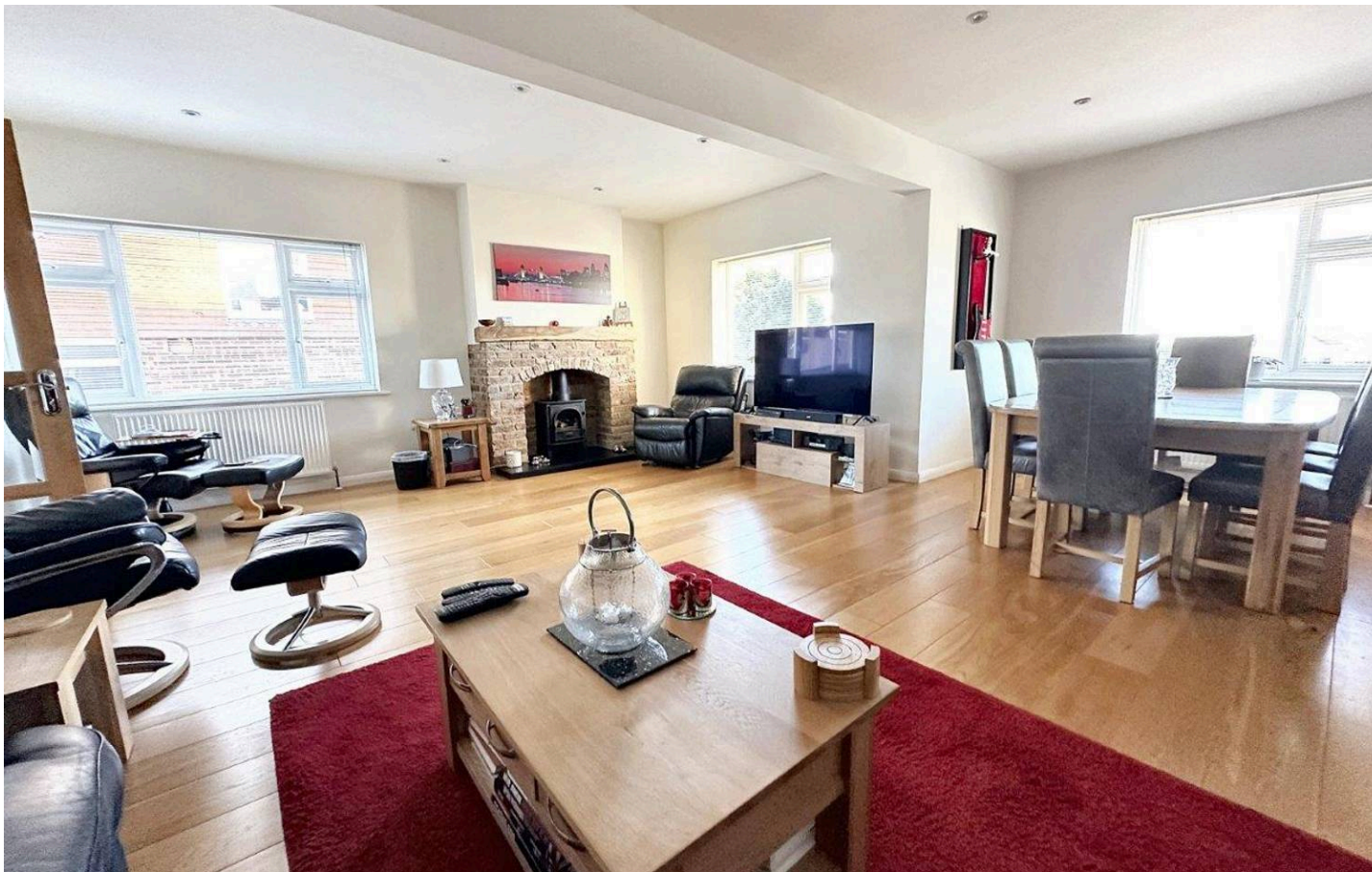


47 Downs Valley Road, Woodingdean, BN2 6RG

£775,000

**Carruthers and Luck**  
Sales and Lettings



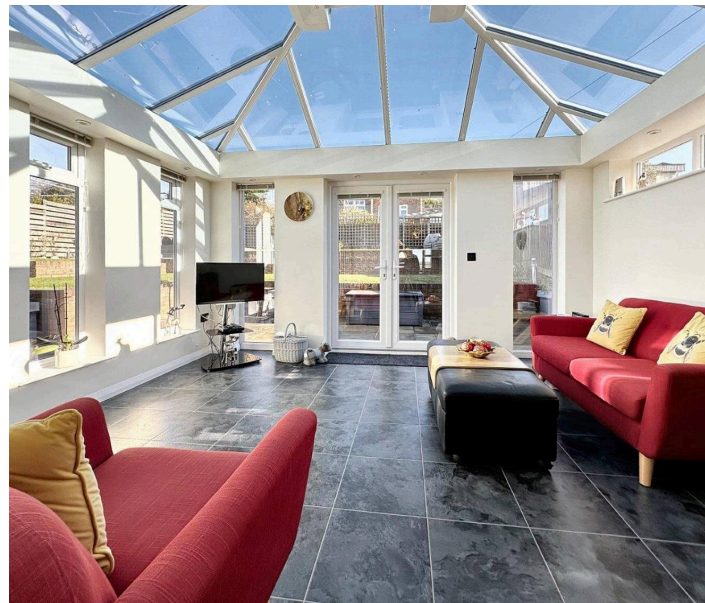


## 47 Downs Valley Road

### Woodingdean

An opportunity to purchase an extremely spacious 4 bedroom detached home situated on a large plot and set back from the road. The property also has some fabulous views over Woodingdean and to the sea. The present owners have extended and improved the property in their 40 plus years of ownership and are now looking to downsize.

The front door leads to a spacious entrance hall with oak flooring and a cloakroom/wc. The lounge is to the front of the house, making the most of the views. This room is a lovely size and has a brick fireplace with a gas stove, oak flooring and is a really versatile room. Double doors lead to a good size kitchen which is extensively fitted with modern cream handleless units on 3 walls. There are a wide range of base units with deep drawers, cupboards and matching wall units. The ends of the units are curved and a solid granite working surface finishes off the kitchen nicely. The kitchen has a range cooker, integrated microwave, fridge, freezer and dishwasher. A square matching island has a built in wine cooler/fridge, cupboards and again has a black granite worktop. An archway leads to a 2nd reception room with 5 full height windows, French doors to the garden and a pitched glass roof.





# 47 Downs Valley Road

## Woodingdean

The property is situated in a popular location in Woodingdean, close to all amenities including shops, schools and buses. Access to the A27 and M23 are also easy to get to in just a few minutes making travel easy.

### ENTRANCE HALL

LOUNGE/DINER 24'5" x 22'8" (7.45m x 6.90m)

KITCHEN/BREAKFAST ROOM 24'5" x 9'4" (7.45m x 2.85m)

FAMILY ROOM 14'6" x 12'3" (4.42m x 3.73m)

BEDROOM 13'10" x 13'8" (4.21m x 4.16m)

BEDROOM 12'5" x 11'1" (3.77m x 3.38m)

### FIRST FLOOR LANDING

BEDROOM 22'6" x 18'3" (6.86m x 5.55m)

### EN-SUITE

BEDROOM 17'4" x 15'8" (5.28m x 4.78m)

BATHROOM 11'2" x 8' (3.40m x 2.43m)

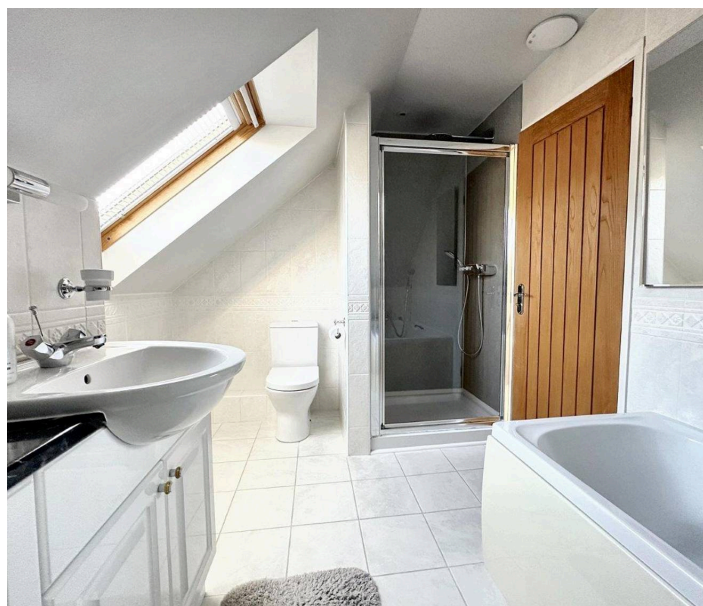
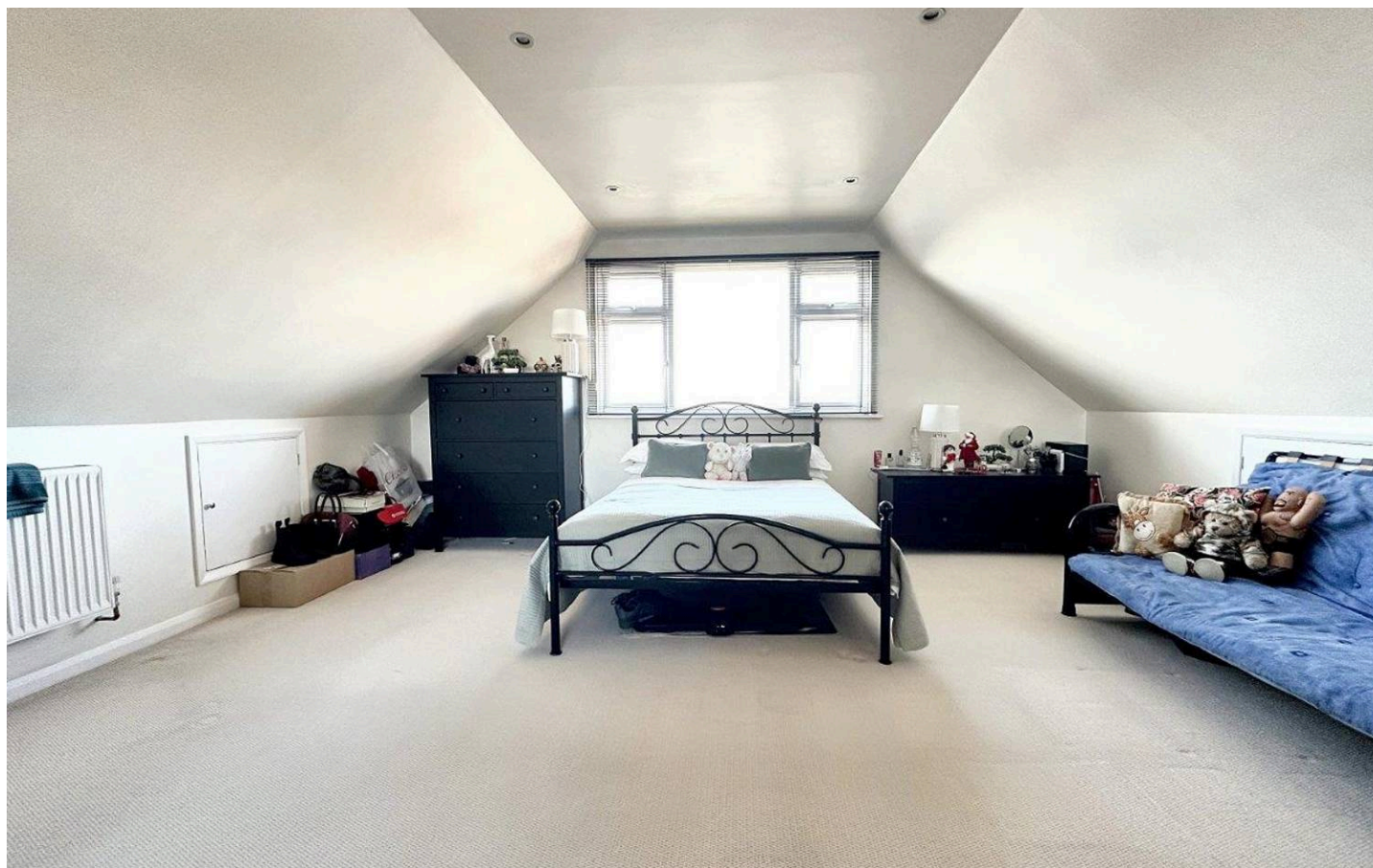
BALCONY (SUN TERRACE) 40' x 11' (12.19m x 3.35m)

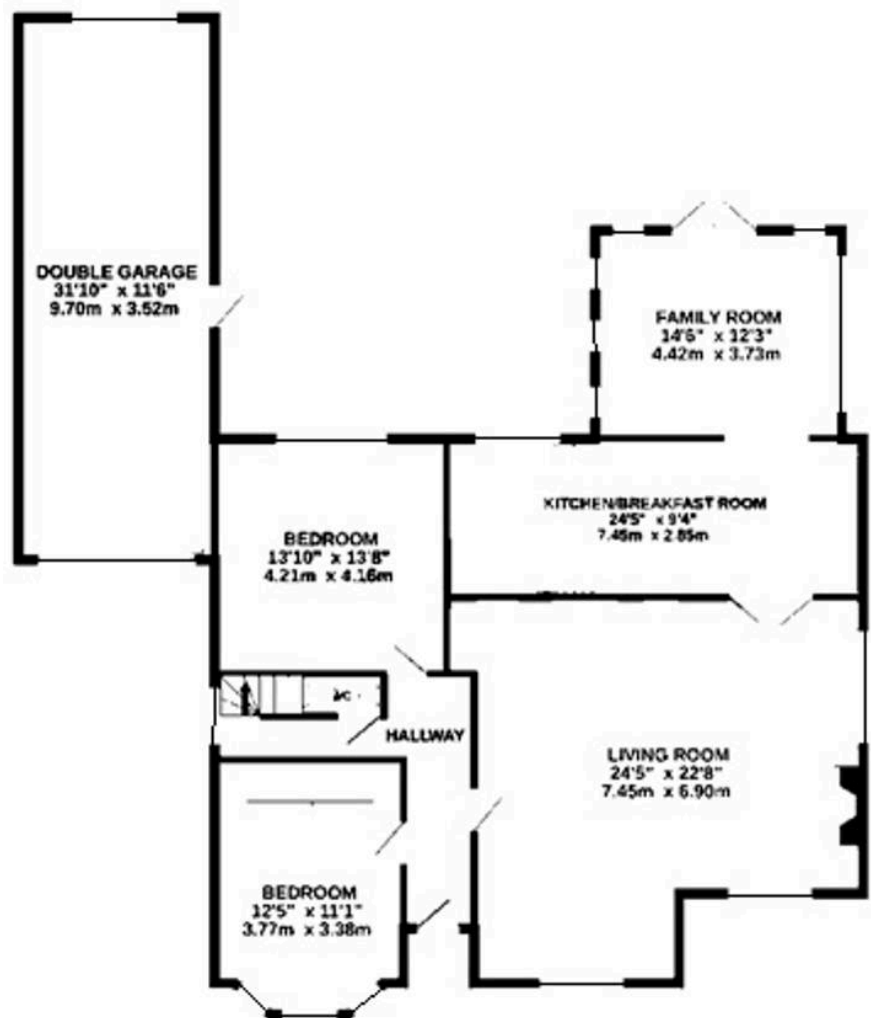
DOUBLE GARAGE 31'10" x 11'6" (9.70m x 3.52m)

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





# Carruthers and Luck Sales and Lettings

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