



17, Balsdean Road, Woodingdean, Brighton BN2 6PG

Spencer
& Leigh

17, Balsdean Road,
Woodingdean, Brighton BN2 6PG

Offers In Excess Of £375,000 - Freehold

- Spacious detached chalet bungalow
- Four bedrooms
- 18" lounge with southerly outlook
- Family bathroom & separate shower room
- Garage and private drive
- Lawned rear garden
- Scope for modernisation
- No chain
- Viewing considered essential
- Exclusive to Spencer & Leigh

Guide price £375,000 - £400,000

Offered for sale with scope to modernise and improve is this detached four bedroom chalet style bungalow. Upon entering you are greeted by a 18" lounge with a southerly outlook. There are two bedrooms on the ground floor along with a kitchen and bathroom with stairs rising to the first floor where two bedrooms and a shower room can be found. In addition there is a garage accessed via a private drive to the front and a beautiful lawned rear garden with patio area. The property is offered with no chain and viewing is highly recommended. Exclusive to Spencer & Leigh.



Woodingdean is an eastern suburb of the city of Brighton and Hove, separated from the main part of the city by downland and the Brighton Racecourse whist still holds some attributes of a village, including two sets of shops. OFSTED 'Good' rated schools are within walking distance as are open green spaces & parks. Travel networks in and out of the city are easily accessible.



Entrance Hall

Living room
18'4" x 12'1"

Bedroom/Dining room
9'10" x 9'10"

Kitchen
10'9" x 9'10"

Bedroom
11'9" x 11'5"

Bedroom
15'8" x 11'5"

Stairs rising to first floor landing

Bedroom
7'2" x 6'6"

Bathroom

Storage room

Bedroom
12'9" x 8'2"

Garage
16'8" x 8'6"

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting at Spencer & Leigh, 108 Old London Road, Brighton
Head northwest on Old London Rd toward Old Patcham Mews

Turn right onto London Road/A23

At the roundabout, take the 3rd exit

At the roundabout, take the 2nd exit onto the A27 ramp to Lewes/Newhaven

Merge onto A27

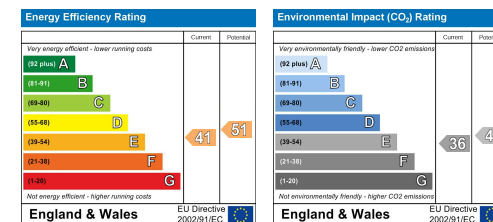
Take the B2123 exit toward Rottingdean/Falmer

At the roundabout, take the 3rd exit onto B2123

Turn left onto Warren Way

Turn left onto Balsdean Road

Arrive: 17 Balsdean Road



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TOTAL APPROX. FLOOR AREA 124.1 SQ.M. (1335 SQ.FT.)

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