



80 Ravenswood Drive, Brighton, BN2 6WN

Offers in excess of £315,000 Freehold

Maslen Estate Agents are pleased to present to the market this modern yet cosy family home. Situated in Woodingdean and backing on to the Downs, this property offers 3 bedrooms, an open plan lounge/diner and a log burner. EPC D65

To The Front

uPVC double glazed door with frosted glass leading to

Hallway

Double glazed window to the front, radiator, understairs storage, stairs leading to the first floor. Door to

Lounge/Diner

'L' shaped dual aspect room with double glazed bay window to the front, double glazed window to the rear and uPVC double glazed double doors to the rear leading to the rear garden, log burner, two radiators, built in cupboards.

Kitchen

Range of kitchen fitments comprising wall and base units with roll edge work surfaces over, stainless steel double drainer sink unit with mixer taps. Spaces for washing machine, dish washer, oven and fridge freezer. Built in cupboard housing fuses and electric meter, radiator, tiled floor, part tiled walls. Full length double glazed window to the front, uPVC double glazed door to the rear leading to the rear garden.

First Floor

Landing

Double glazed window to the rear with views to Downland, hatch to loft space. Doors to

Bedroom

approx 7'5 x 8'8 (approx 2.26m x 2.64m)

Radiator, double glazed window to the rear with views to Downland, built in cupboard with hanging rail.

Bedroom

approx 10'3 x 8'10 (approx 3.12m x 2.69m)

Double glazed window to the front, radiator, built in cupboard housing 'Glow Worm' boiler and with hatch to loft space.

Bathroom

approx 7'3 x 5'5 (approx 2.21m x 1.65m)

Range of bathroom fitments comprising low level close coupled WC, pedestal wash hand basin, bath with mixer taps and mains fed shower attachment, part tiled walls, radiator, double glazed window to the rear with frosted glass.

Bedroom

approx 10'3 x 12'2 (approx 3.12m x 3.71m)

Double glazed window to the front, radiator, built in cupboard with shelving.

Outside

Front Garden

Some laid to lawn with a variety of shrubs along the borders.

Rear Garden

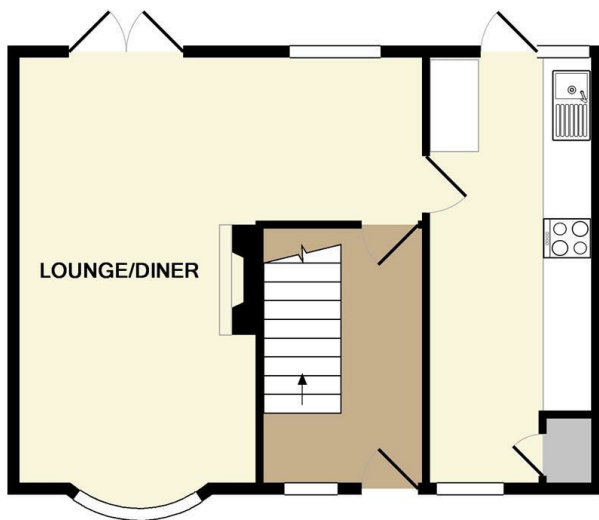
approx 78' x 25' (approx 23.77m x 7.62m)

A tiered garden backing on Downland, patio seating area, lawned area with a variety of mature trees and shrubs, a garden shed and a vegetable patch.

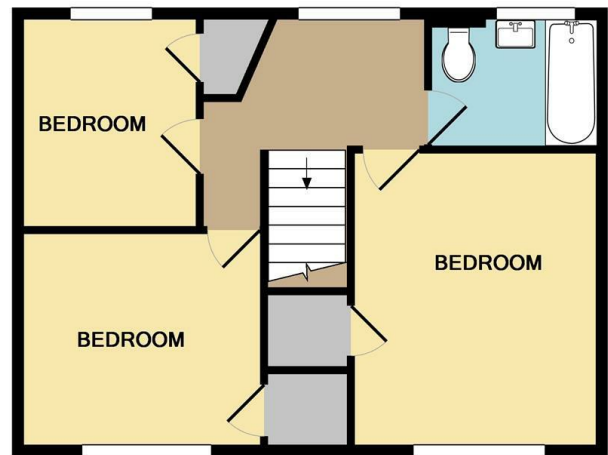
Location:

Ravenswood Drive is situated just off Cowley Drive with views of farmland. Its located close to local bus stops and a range of shops. Its also within easy distance of Rudyard Kipling School. This is a popular residential area as its near to the parks and Downland, Woodingdean has many access routes into Downland for dog walking and just enjoying the countryside. The bus routes takes you into the City Centre, Rottingdean and close to the Royal Sussex County Hospital. You will find a variety of shops to include a Co-op, Tesco Express, hardware store, pet shop, chemist and Post Office in nearby Warren Road and Warren Way. There are several cafés and a variety of take away's to include fish & chips, Chinese and Uncle Sams. Brighton Marina is a short car journey or bus ride for bigger stores and restaurants. Schools in Woodingdean range from Nursery School and two primary schools to High School in neighbouring Ovingdean.





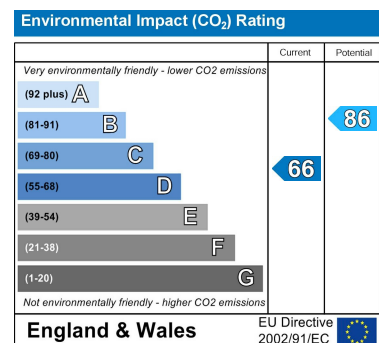
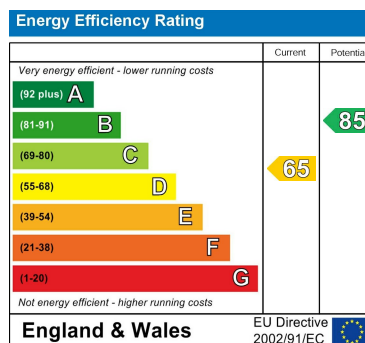
GROUND FLOOR
APPROX. FLOOR
AREA 39.8 SQ.M.
(428 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.3 SQ.M.
(423 SQ.FT.)

TOTAL APPROX. FLOOR AREA 79.1 SQ.M. (851 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OFFICES THROUGHOUT THE CITY

LEWES ROAD

39 Lewes Road,
Brighton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

FIVEWAYS

290 Ditchling Road,
Brighton,
BN1 6JF.
t: (01273) 566777
e: fiveways@maslen.co.uk

WOODINGDEAN

62-64 Warren Road,
Woodingdean,
Brighton BN2 6BA
t: (01273) 278866
e: woodingdean@maslen.co.uk

LETTINGS

290 Ditchling Road,
Brighton,
BN1 6JF
t: (01273) 321000
e: lettings@maslen.co.uk



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