



114 LANGLEY CRESCENT, WOODINGDEAN, BRIGHTON,
BN2 6NQ

£295,000





A FANTASTIC OPPORTUNITY TO PURCHASE THIS 3 BEDROOM MID-TERRACED FAMILY HOUSE offered for sale with no on-going chain. This property has amazing elevated views to the rear across Woodingdean towards Rottingdean and the English Channel, with superb sea views. The property has a large lounge with door leading to a Lean-to with views over the garden and sea views. The kitchen benefits from a Utility and storage area. Upstairs two bedrooms are rewarded with far reaching views across the English Channel. The property benefits from a large garden, gas central heating, double glazing and a modern shower room and no onward chain. This property must be viewed to truly appreciate the views.

ENTRANCE PORCH

Double glazed front door, double glazed window, radiator, door to;-

ENTRANCE HALL

Radiator, stairs to first floor.



CLOAKROOM

Low level w.c.

LOUNGE

24' 6" x 11' 6" (7.47m x 3.51m) Tiled feature fireplace with gas fire, 2 radiators, dual double glazed windows and double glazed door to Lean-to.

KITCHEN

10' 7" x 6' 11" (3.23m x 2.11m) Base and wall cupboards, stainless steel single drainer sink unit with mixer taps, appliance space, part tiled walls, double glazed window to the front, 2 built-in cupboards. Door to storage area and Utility room.

UTILITY ROOM

Plumbing for washing machine, dual aspect windows.

LANDING

Double glazed window, gas fire, access to roof space.

BEDROOM 1

13' 3" x 9' 10" (4.04m x 3.02m) Double glazed window with elevated views towards the sea, radiator.

BEDROOM 2

10' 11" x 9' 10" (3.35m x 3.02m) Built-in storage cupboard, radiator, double glazed window with sea views.

BEDROOM 3

8' 5" x 8' 2" (2.59m x 2.49m) Radiator, double glazed window.

SHOWER ROOM

Corner shower, wash-hand basin, double glazed window, radiator.

SEPARATE W.C.

Low level w.c., double glazed window.

SUN ROOM

14' 6" x 7' 6" (4.42m x 2.29m) Views over the garden with sea views.

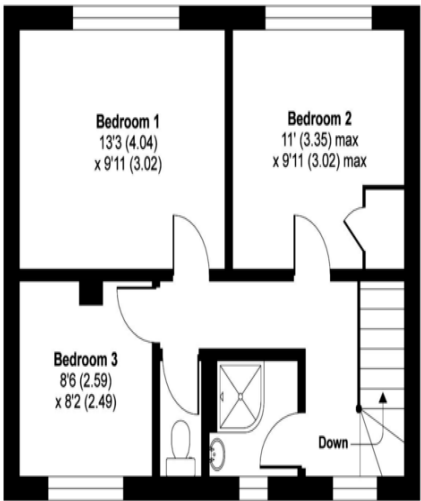




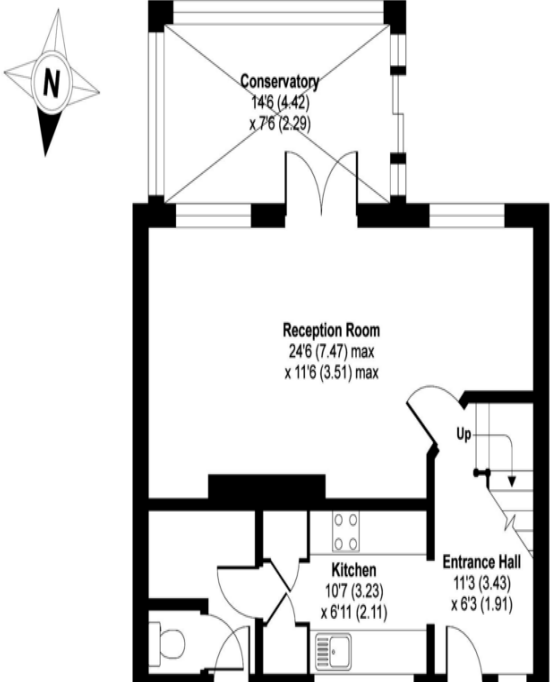
LARGE SOUTH FACING GARDEN

Langley Crescent, Brighton, BN2

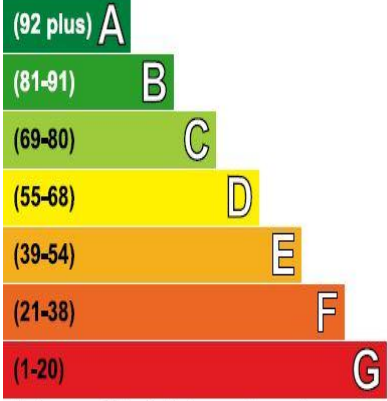
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Current	Potential
64	84