

£995,000 Freehold

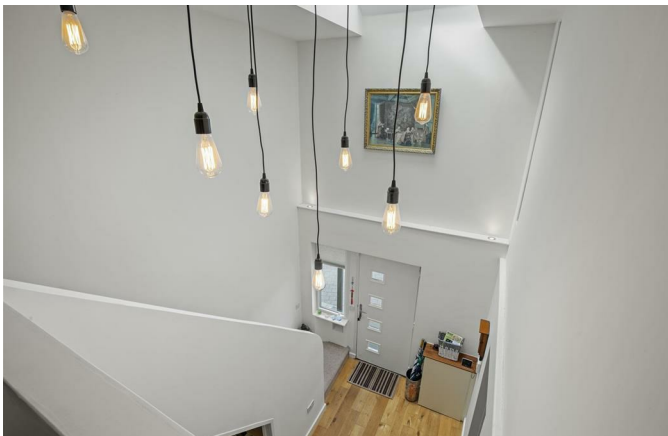


3 Downs Valley Road,  
Brighton, BN2 6RP



# 3 Downs Valley Road, Brighton BN2 6RP

Maslen Estate Agents are delighted to present to the market this 5-6 bedroom detached family home in a SOUGHT-AFTER AREA of Woodingdean, close to a FREQUENT BUS SERVICE offering EASY ACCESS TO THE CITY CENTRE. The MODERN, LIGHT & AIRY property has been tastefully decorated & benefits from reaching VIEWS over Woodingdean with STUNNING distant SEA VIEWS, an extended PRIVATE driveway for several vehicles, & an AMAZING SECLUDED rear garden with large wooden outbuilding currently used as a office & cinema room. Some of the property highlights include the beautiful high ceiling entrance hall, three out of the six bedroom have en-suites & two of the bedrooms have Juliet balconies one being a double aspect Juliet balcony. Energy Rating: C78 Viewing highly recommended. Exclusive to Maslen Estate Agents



## **uPVC double glazed front door to Hallway**

### **Hallway**

A stunning entrance hallway with high ceilings, a uPVC double glazed window to front, wall mounted alarm panel, the stairs to the first floor, an upright radiator, archway to Inner Hallway & a door to the Family Room.

### **Family Room/Bedroom**

A good size room which has a uPVC double glazed bay window to front, electric radiator & a door to the Shower Room.

### **Shower Room**

Range of Bathroom fitments comprising low level close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle with mains fed shower attachment over, part tiled walls, tiled floor, uPVC double glazed window.

### **Inner Hallway**

Radiator, doors to all rooms, recessed spotlights.

### **WC**

Low level close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor.

### **Office/Bedroom**

uPVC double glazed window, radiator.

### **Kitchen/Dining Room**

A beautifully presented Kitchen/Dining room with a range of Kitchen fitments comprising wall and base units with work surfaces over, inset electric hob with extractor/filter over, inset stainless steel one & a half bowl single drainer sink unit with mixer tap, integrated 'Hotpoint' oven & grill, space for dishwasher, kitchen island with wine rack & breakfast bar seating, space for table and chairs, two up right radiators, recessed spotlights, part tiled walls, uPVC double glazed double doors to rear garden, uPVC double glazed bi-fold doors to rear garden, door to utility room.

### **Utility Room**

A helpful space with wall and base units with work surface over, space for fridge freezer, door to boiler cupboard, uPVC double glazed window.

### **Living Room**

A cozy living room with log burner sat on tiled hearth, wall mounted heating thermostat, uPVC double glazed window & a uPVC double glazed full height window.

### **First Floor Landing**

A spacious first floor landing with views overlooking the entrance hall, there are doors to all rooms, recessed spotlights & a velux window.

### **Bedroom**

A good size double bedroom with uPVC double glazed double doors to Juliet balcony, a radiator, recessed spotlights & a door to the en-suite.

### **En-Suite**

Range of bathroom fitments comprising low level close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with mains fed shower over, ladder style heated towel rail, part tiled walls, tiled floor, recessed spotlights.

### **Bedroom**

A spacious double bedroom with two uPVC double glazed Juliet balcony's, a radiator, recessed spotlights, a door to the walk in wardrobes & a door to the en-suite.

### **En-Suite**

Range of Bathroom fitments comprising low level close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mains fed shower attachment over, glass shower screen, ladder style heated towel rail, recessed spotlights, part tiled walls, tiled floor.

### **Bedroom**

A double bedroom with a uPVC double glazed window, radiator & recessed spotlights.

### **Bathroom**

Range of Bathroom fitments comprising low level close coupled WC, pedestal wash hand basin with mixer tap, corner shower cubicle with mains fed shower attachment over, panelled bath with mixer tap, ladder style heated towel rail, recessed spotlights, tiled floor, part tiled walls, uPVC double glazed window.

### **Bedroom**

A double bedroom with two uPVC double glazed windows & a radiator.

### **Outside**

#### **Front Garden**

The front garden has a substantial private driveway laid to block paving providing off road parking for several vehicles there is an outside tap, garden shed and a step up to the front door. This private front garden is enclosed by fencing and provides access to the rear garden.

#### **Rear Garden**

A stunning and secluded rear garden which is mainly laid to lawn but also benefits from multiple patio and decked seating areas. There is a garden shed with log store to the side and a further decked area providing seating surrounded by mature trees and enclosed by fencing. On the other side of the garden there is another decked seating area with a Home Office/Cinema Room and its own further patio decking. In the garden there is an outside tap & several outside lights some of which are wall mounted and the rest are spotlights inset into the decked seating areas. There is another lovely section of the rear garden which is laid to shingle and has paved steppingstones, not forgetting that throughout the front driveway and all around the back decking areas are outside electrical points. There is also a variety of flowering shrubs, plants and trees in the garden which boasts stunning views over Woodingdean.

#### **Home Office**

This beautifully finished Home Office has power and light and also has three uPVC double glazed windows as well as uPVC double glazed sliding doors out onto a decked seating area in the rear garden.

#### **Total approx floor area:**

2572 sq.ft. (238.9 sq.m.)

#### **V 1**





## LOCATION

Downs Valley Road is a popular location with Woodingdean Central Park a short distance away which has a small convenience store. There are more shops and a Post Office in Cowley Drive and Warren Road. Also close by is Warren Way where you will find a selection of shops to include a chemist, Post Office, local Co-op and a cafe. In nearby Warren Road there are more shops to include Tesco Express and pet store, plus two cafes.

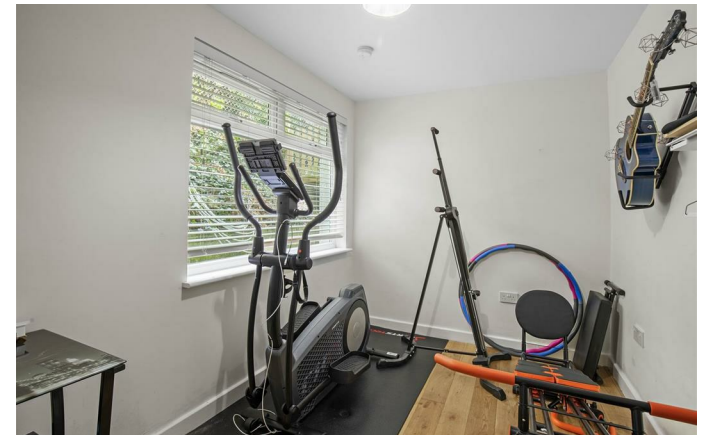
There is a variety of take away's in Woodingdean to include Uncle Sams, Pizza, Chinese and fish & chips!

If you want more of a variety of entertainment; Brighton Marina is about 3 miles away where you will find a cinema, bowling complex and a casino. There are bus services close by to take you to Rottingdean Village for shops, pubs and restaurants and you can access the beach! Brighton City Centre is only a short bus ride or car journey.

For Football followers the Amex Stadium is about 2 miles down the Falmer Road with either a cycle/footpath or park and ride service. For dog owners/hikers or fitness enthusiasts - there are many paths around the surrounding Downs with various access points from Woodingdean.

Local schools are Oak Cottage Nursery, Downs View School & Woodingdean Primary located in Warren Road and Kipling Lions Nursery & Rudyard Kipling in Chalkland Rise/Downs Valley Road and for High School there is Longhill which is approximately a mile and a half away in neighbouring Ovingdean.

Woodingdean itself is nestled between the English Channel and The South Downs.



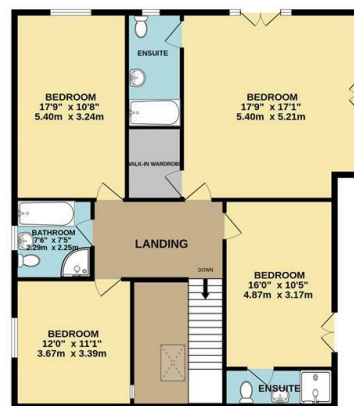
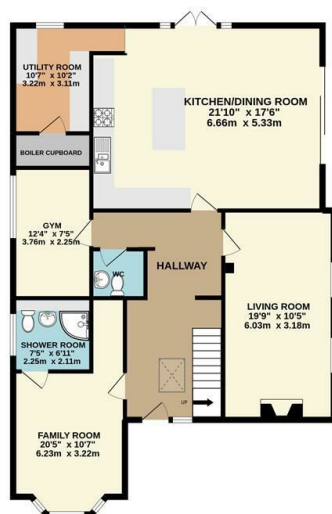
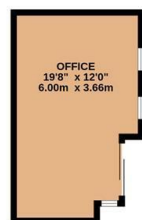






GROUND FLOOR  
1406 sq.ft. (130.6 sq.m.) approx.

1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 2572 sq.ft. (238.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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