



79 Downs Valley Road, Brighton, BN2 6RG

£500,000 Freehold

A 4 bedroom semi-detached family home located in a SOUGHT-AFTER AREA of Woodingdean, close to a FREQUENT BUS SERVICE offering EASY ACCESS TO THE CITY CENTRE. The LIGHT & AIRY property has been tastefully decorated & benefits from far reaching VIEWS over Woodingdean, a private driveway, GARAGE & a lovely rear garden. Some of the other property highlights include; the en-suite bathroom upstairs, the brick built BBQ in the Rear Garden & the summer house with it's own patio seating area. Viewing highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents



uPVC double glazed front door to:

Porch

Three uPVC double glazed windows with frosted glass, poly-carbonate roof, tiled floor, double glazed door to Hallway.

Hallway

Built in storage cupboard housing electric meters & fuses, radiator, built in storage cupboard housing hot water tank, wall mounted heating thermostat, doors to all rooms.

Bedroom

uPVC double glazed bay window to front with views over Woodingdean, range of built in wardrobes, radiator.

Bedroom

uPVC double glazed window to side, radiator, built in wardrobes.

Kitchen

Range of Kitchen fitments comprising wall & base units with roll edge work surfaces over, inset single drainer sink unit with mixer tap, space for fridge/freezer, space for range style oven with extractor/filter over, space for washing machine, part tiled walls, tiled floor, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed door leading to the rear garden.

Bathroom

Range of Bathroom fitments comprising low level close coupled WC, wash hand basin with mixer tap & vanity storage below, panelled bath with mixer tap, corner shower cubicle with mains fed shower over, recessed spotlights, tiled walls, tiled floor, ladder style heated towel rail, two uPVC double glazed windows to rear with frosted glass.

Living Room

uPVC double glazed window to front, radiator.

Dining Room

uPVC double glazed window to rear, radiator, stairs to first floor.

First Floor Landing

Velux window, doors to all rooms.

Bedroom

Two velux windows, recessed spotlights, radiator.

Bedroom

Two velux windows, door to eaves storage, radiator, recessed spotlights, door to En-Suite.

En-Suite

Range of Bathroom fitments comprising low level close couple WC, pedestal wash hand basin with hot & cold taps, shower cubicle with electric shower over, radiator, slatted shelving, tiled floor, velux window.

Outside

Front Garden

A well maintained front garden which is mostly laid to lawn. There is a pathway leading to steps up to the front door with two raised brick borders either side. There is also a private driveway laid to block paving providing off road parking which leads to the Garage & a side gate to the Rear Garden.

Rear Garden

A well maintained rear garden with patio seating area which has an outside tap, outside light & a gate to the side leading to driveway. There is also a door to the garage. Behind the garage there is a built in brick BBQ and steps up to the lawned area of the garden which is raised & is enclosed by wooden fencing & mature hedging. There is further raised patio seating area with a summer house, which has power and light & also has a shed on the back of the summer house.

Garage

Up an over door, uPVC double glazed door to Rear Garden, power & light.

Council Tax Band: C

Total approx floor area:

134.3 sq.m. (1446 sq.ft)

V1

Disclaimer

In accordance with the Estate Agents Act 1979 we wish to inform all parties that the owner of this property is connected to a member of staff of Maslen Estate Agents Ltd

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.

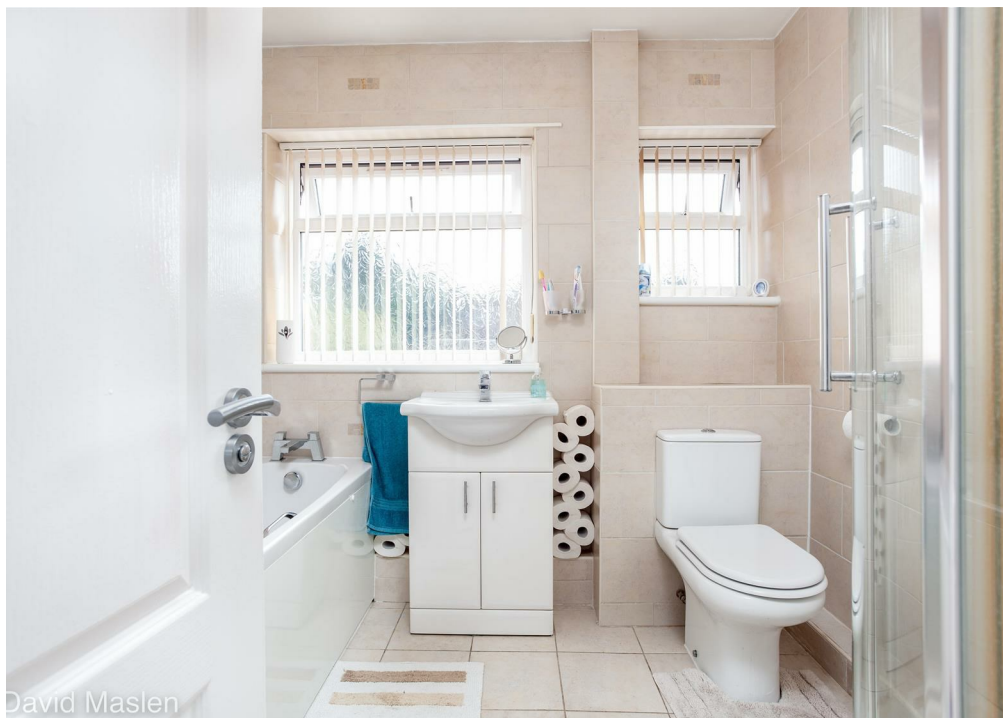
There is a variety of take away's in Woodingdean to include Uncle Sams, Pizza, Chinese and fish & chips!

If you want more of a variety of entertainment; Brighton Marina is about 3 miles away where you will find a cinema & a bowling complex. 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.

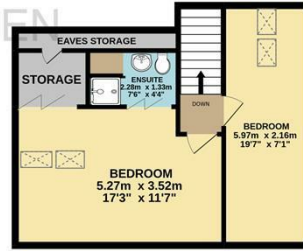
Local schools are Oak Cottage Nursery, Downs View School & Woodingdean Primary located in Warren Road and Kipling Lions Nursery & Rudyard Kipling in Chalkland Rise/Downs Valley Road and for High School there is Longhill which is approximately a mile and a half away in neighbouring Ovingdean.

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



GROUND FLOOR
91.7 sq.m. (988 sq.ft.) approx.

1ST FLOOR
42.6 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA: 134.3 sq.m. (1446 sq.ft.) 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT

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

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.

COVERING THE CITY

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