

**Spencer
& Leigh**



23 Woodland Way, Surrenden, Brighton, BN1 8BA

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Guide Price £800,000 - £850,000 Freehold

- Spacious detached family home
- Delightful through lounge/dining room
- Extended kitchen/breakfast room
- Three good size bedrooms on the first floor
- Period bathroom & separate cloakroom
- Large lawned rear garden with mature shrubs
- Rear vehicle access with vehicle standing space
- Panoramic views towards the South Downs
- Withdean Park located at the end of the street
- Exclusive to Spencer & Leigh, viewing recommended

GUIDE PRICE £800,000 - £850,000

Nestled in the tranquil Woodland Way, Patcham/Surrenden border, this spacious detached family home offers a delightful blend of comfort and charm. Spanning an impressive 1,206 square feet, the property boasts three generously sized bedrooms, making it an ideal choice for families seeking room to grow.

As you enter, you are welcomed by a generous through lounge dining room, perfect for entertaining guests or enjoying family gatherings. The extended kitchen breakfast room provides a bright and airy space for culinary adventures, with ample room for dining. The home's design ensures that natural light floods in, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the panoramic views towards the South Downs, which can be enjoyed from various vantage points within the home. The leafy green location adjacent to Withdean Park offers a serene environment, perfect for leisurely strolls or outdoor activities.

For those with vehicles, the property includes parking with rear vehicle access and with the potential for a garage or workshop, subject to consent, adding to the convenience of this lovely home.

This detached house is not just a place to live; it is a sanctuary that combines modern living with the beauty of nature. With its prime location and spacious layout, this property is a rare find in the sought-after area of the Patcham/Surrenden border. Don't miss the opportunity to make this charming house your new home.



Located adjacent to Withdean Park in a highly desirable area with far reaching views of the South Downs. OFSTED 'Outstanding' & 'Good' schools are within walking distance as are bus routes to and from the city centre. Road links and train links to London and A23 are easily accessible.



Entrance
 Entrance Hallway
 Living Room
 13'8 x 11'10
 Dining Room
 12'10 x 10'11
 Kitchen
 15' x 10'11
 Lean To
 7' x 4'6

Stairs rising to First Floor

Bedroom
 15' x 10'11

Bedroom
 13'8 x 11'10

Bedroom
 12'10 x 10'11

Family Bathroom

Separate Cloakroom/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band E: £3,152.65 2026/2027

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Hardstand and un-restricted on street parking

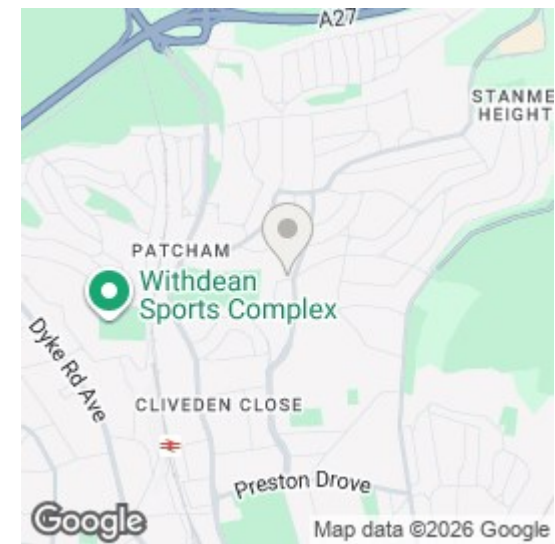
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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



Council:- BHCC
 Council Tax Band:- E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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	



Woodland Way



Approximate Gross Internal Area = 112.0 sq m / 1205.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.