

**Spencer
& Leigh**



17 Deans Close, Woodingdean, Brighton, BN2 6RN

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Offers In Excess Of £550,000 - Freehold

- Immaculately presented detached bungalow
- No onward chain
- Recently refurbished
- Stylish open plan living/kitchen/dining room with bi-fold doors
- Three good size bedrooms
- Modern bathroom with freestanding bath & shower cubicle
- Secluded garden with beautiful far reaching views
- Potential to extend subject to necessary consents
- Private driveway & double garage/workshop with full height pit
- Viewing highly recommended

This immaculately presented detached bungalow offers a perfect blend of modern living and serene surroundings and is offered for sale with No Onward Chain. Recently refurbished, the property boasts a stylish living, kitchen, and dining area that is ideal for both entertaining and everyday family life. The bi-fold doors seamlessly connect the indoor space to the outdoors, allowing natural light to flood in and providing easy access to the secluded garden.

This delightful bungalow features three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The modern bathroom, complete with a luxurious freestanding bath, adds a touch of elegance to the home. The garden is a true highlight, offering beautiful far-reaching views that create a peaceful retreat.

Additionally, there is potential to extend the property, subject to the necessary consents, allowing you to tailor the home to your specific needs. There is a private driveway providing off-street parking for several vehicles and a double garage/workshop with a full height pit.

Internal viewing is highly recommended to fully appreciate this quality home which is exclusive to Spencer & Leigh.



Woodingdean is an eastern suburb of the city of Brighton and Hove, separated from the main part of the city by downland and the Brighton Racecourse and still holds some attributes of a village, including two sets of shops. Woodingdean today has dynamic social and religious communities of clubs, associations and organisations which also include sports and leisure facilities. Travel networks in and out of the city are easily accessible.



Entrance

Entrance Hallway

Kitchen/Living Room

25' x 11'10

Dining Room

13'1 x 7'2

Bedroom

14'7 x 10'11

Bedroom

11'11 x 9'8

Bedroom

10'11 x 9'11

Family Bath/Shower Room

OUTSIDE

Garage

23'1 x 16'

Gated Private Hardstand/Drive

Rear Garden

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and unrestricted on-street parking

Broadband: Standard 2 Mbps, Superfast 50 Mbps & Ultrafast 1000

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.

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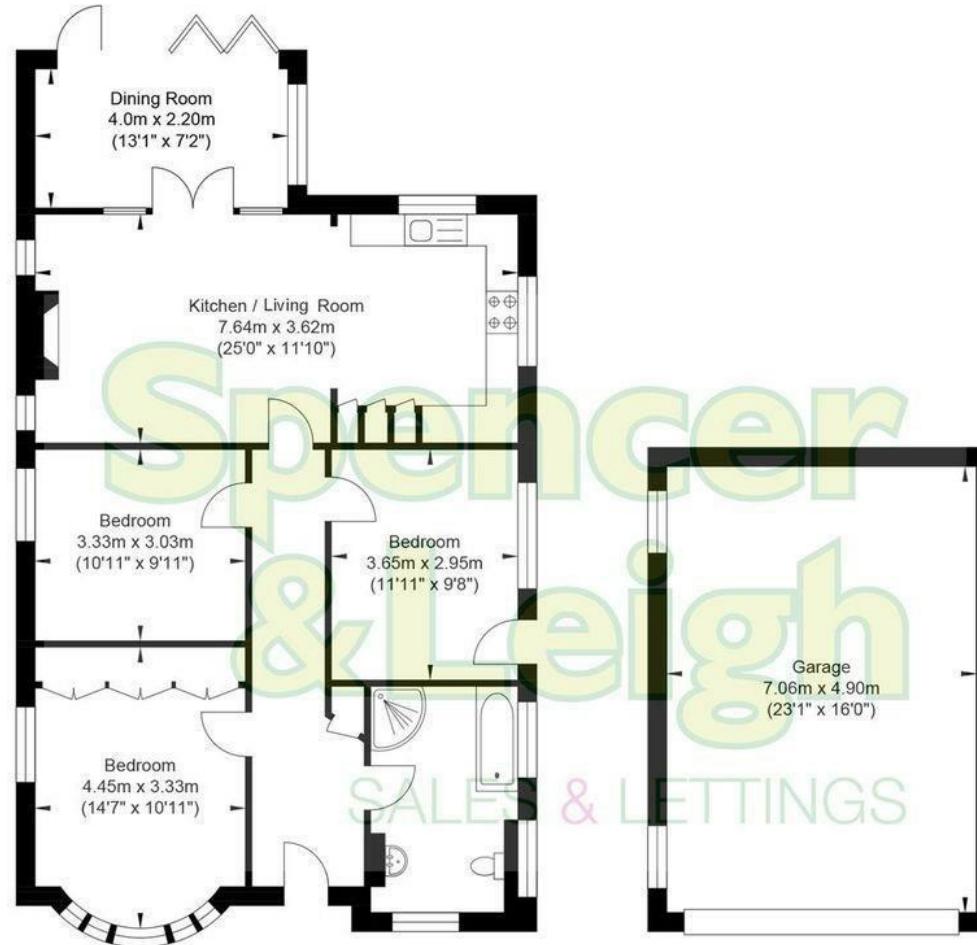
Council:- BHCC
Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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Ground Floor
Approximate Floor Area
996.95 sq ft
(92.62 sq m)

Garage
Approximate Floor Area
372.32 sq ft
(34.59 sq m)



Approximate Gross Internal Area (Excluding Garage) = 92.62 sq m / 996.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.