





# Downsview Poynings Road

Brighton, BN45 7AH

Asking price £699,950

An attractive 1930s semi-detached house with far reaching views of the South Downs and surrounding countryside. The property is situated on the outskirts of the highly sought-after village of Poynings that is right in the heart of the South Downs National Park. This spacious family home has been altered and significantly improved in recent years to provide a large open plan newly re-fitted Kitchen/Dining/Living Room with Bifold doors leading to the garden, Utility Room and Cloakroom, separate Sitting Room, whilst on the first floor are four good sized Bedrooms, one with an ensuite, plus a Family Bathroom. Outside is a sunny East facing rear garden, a carriage drive and a useful attached garage. An internal inspection is highly recommended.

The property is quietly situated in a delightful rural setting in the hamlet of Poynings which sits beneath the Downs in The South Downs National Park. The hamlet is very pretty with lots of delightful country walks and there is a Church and The Royal Oak pub. Henfield village is about 5 miles and has a vibrant community with a High Street of shops and inns together with churches, library, leisure centre, modern medical centre and primary school. The nearest mainline station is at Hassocks, whilst the A23 is about 2 miles drive giving easy access to the M23 and Gatwick Airport.



- Semi-Detached
  - Garage
  - Garden
  - Living Room
  - Off Road Parking
- 4 Bedrooms
  - 2 Bathrooms
  - Open Plan Kitchen
  - Beautiful Views
  - Lovely Location

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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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