



Cowley Drive

Brighton, BN2 6WA

Asking price £500,000

The ground floor offers a welcoming entrance hall leading through to a comfortable sitting room positioned to the front of the house. There is also a ground floor bedroom, ideal as a guest room, home office or playroom, giving the property excellent flexibility for modern family living.

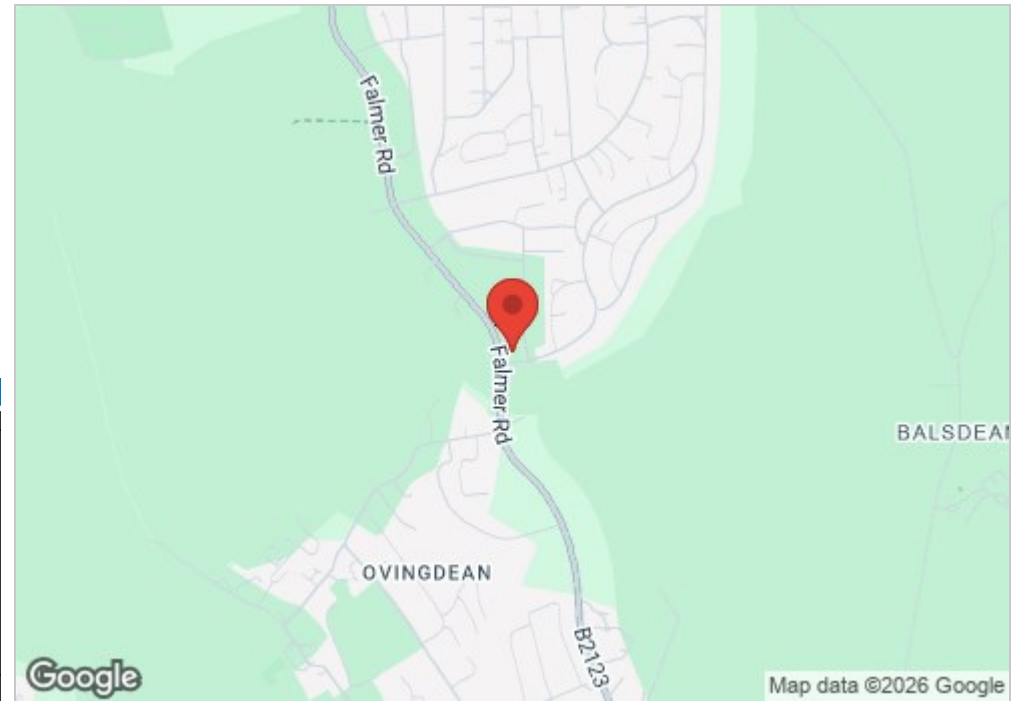
To the rear, the house opens into a superb kitchen and dining room, measuring approximately 23 ft in length. This impressive space forms the heart of the home, with a stylish fitted kitchen, central island, large roof lanterns and excellent natural light throughout. The dining area provides plenty of space for family meals and entertaining, while large glazed doors open directly onto the rear garden.

A separate utility room adds further practicality, keeping laundry and storage away from the main living space.

On the first floor, there are three further bedrooms, including two comfortable double bedrooms and an additional single bedroom, together with a family shower room. The layout works particularly well for families, with useful bedroom space across both floors.

Outside, the rear garden is mainly laid to lawn with a paved terrace, creating a great space for children, outdoor dining and entertaining. To the front, the property benefits from an attractive landscaped garden with gravelled areas, planting and seating space, giving the home excellent kerb appeal.

Woodingdean remains a popular residential area of Brighton, offering access to local shops, schools, bus routes, the South Downs and Brighton city centre. This is a stylish, practical and well presented family home, ready for the next owner to move in.

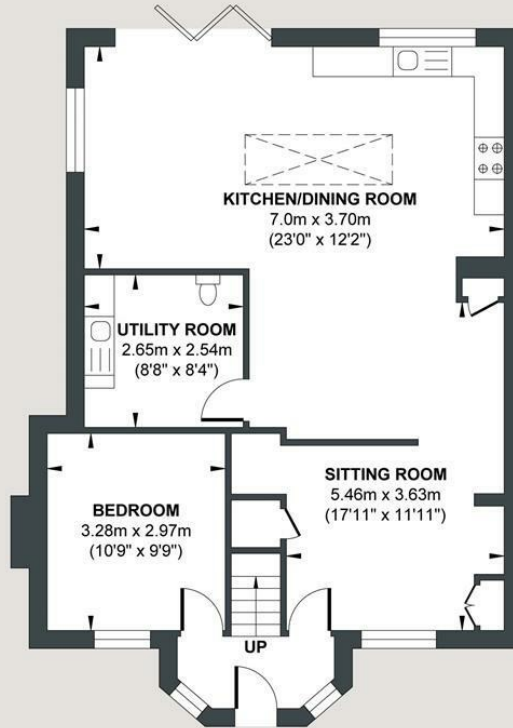


- Four bedroom family home in popular Woodingdean
- Beautifully presented throughout
- Stylish fitted kitchen with central island
- Separate sitting room to the front
- Landscaped front garden and good size rear garden with lawn and terrace
- Approximately 1,179 sq ft of accommodation
- Superb open plan kitchen and dining room
- Large roof lanterns and excellent natural light
- Useful utility room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

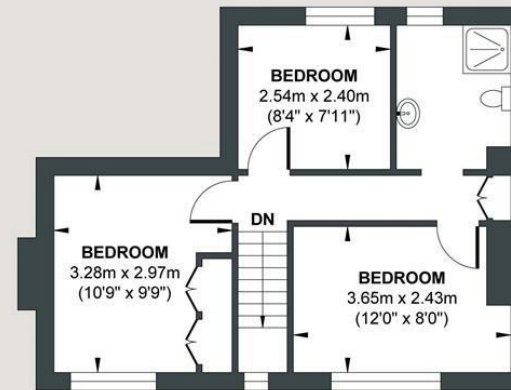
COWLEY DRIVE

Approx. Gross Internal Floor Area = 109.56 sq m / 1179.29 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
787.81 sq ft
(73.19 sq m)



FIRST FLOOR

Approximate Floor Area
391.48 sq ft
(36.37 sq m)



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All measurements are approximate



