



26 Lockwood Crescent | | Brighton | BN2 6UG

**WB**  
WARWICK BAKER  
ESTATE AGENT

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£425,000

\*\*\* £425,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS SEMI-DETACHED HOUSE, LOCATED IN SOUTH WOODINGDEAN CLOSE TO THE SOUTH DOWNS. THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE BEDROOMS, 15' WEST FACING LOUNGE, 11' DINING ROOM, KITCHEN, FULLY TILED SHOWER ROOM, 24' FRONT GARDEN, SHARED DRIVEWAY, GARAGE AND 100' TIERED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- 3 BEDROOMS
- 15' WEST FACING LOUNGE
- 11' DINING ROOM
- KITCHEN
- FULLY TILED SHOWER ROOM
- 24' FRONT GARDEN
- SHARED DRIVEWAY
- GARAGE
- 100' REAR GARDEN

Part frosted leaded double glazed door giving access to:

### ENTRANCE HALL

15'5" (4.72)

Single panel radiator, under stairs storage space, borrowed light from the lounge, wood block flooring.

Frosted glazed door off entrance hall to:

### LOUNGE

15'3" x 13'1" (4.65 x 4.00)

Double glazed windows to the front having a westerly aspect, feature electric fire, display shelving to the side, double panelled radiator, wood block flooring.

Square opening off lounge to:

### DINING ROOM

11'10" x 10'11" (3.63 x 3.33)

Double glazed windows to the rear having an easterly aspect, single panel radiator.

Door way off dining room to:

### KITCHEN

10'9" x 10'4" (3.28 x 3.16)

Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into work top, drawer and cupboards under, 'BEKO' washing machine to the side, tiled splash back, space for cooker to the side, work top to the side, drawers under, tiled splash back, complimented by matching wall units over with under counter lighting, matching work top to the side with space for tumble dryer under, tray space to the side, tiled splash back, complimented by matching wall units over with

under counter lighting, built in larder style storage cupboard to the side, space for fridge/freezer to the side, storage cupboard over, double panelled radiator, double glazed windows to the rear having an easterly aspect, part frosted double glazed door to the rear, tiled flooring.

Stairs with balustrade and spindles up from entrance hall to:

### LANDING

Double glazed windows to the side having a favoured southerly aspect, single panel radiator, triple sliding doored airing cupboard housing factory lagged hot water cylinder, slatted shelving to the side, access to loft storage space.

Door off landing to:

### BEDROOM 1

13'5" x 10'9" (4.09 x 3.30)

Double glazed windows to the front having a westerly aspect with views of The South Downs, single panel radiator, triple sliding mirrored doored wardrobe with hanging and shelving space.

Door off landing to:

### BEDROOM 2

10'10" x 10'0" (3.32 x 3.05)

Double glazed windows to the rear having an easterly aspect, built in wardrobe with hanging space, double doored storage cupboard over, single panel radiator.

Door off landing to:

### BEDROOM 3

10'4" x 10'2" (3.17 x 3.11)

Being 'L' shaped, double glazed windows to the front having a westerly aspect with views of The South Downs, single panel radiator.

Door off landing to:

### SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, single panel radiator, frosted double glazed windows, vinyl flooring, spot lighting, step in fully tiled shower cubicle with built in shower, rainfall style shower head with separate shower attachment, sliding glass shower door.

### FRONT GARDEN

24'5" x 16'9" (7.45 x 5.13)

Laid to patio slabs, hedging to the front.

Shared driveway leading to:

### GARAGE

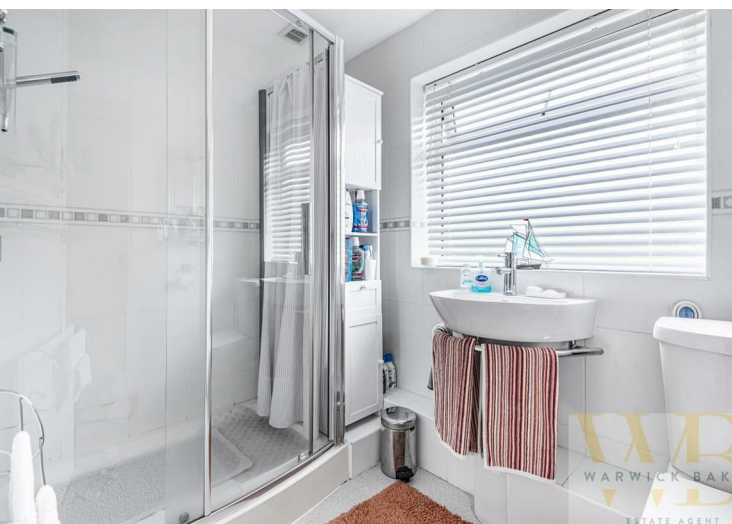
16'11" x 7'6" (5.17 x 2.29)

With up and over door, power and lighting.

### REAR GARDEN

99'11" x 24'6" widening to 32'9" (30.48m x 7.47m widening to 10m)

Being tiered, mainly laid to lawn, concrete and patio slab pathway, variety of hedging, flowers trees and shrubs, partly enclosed by fencing.

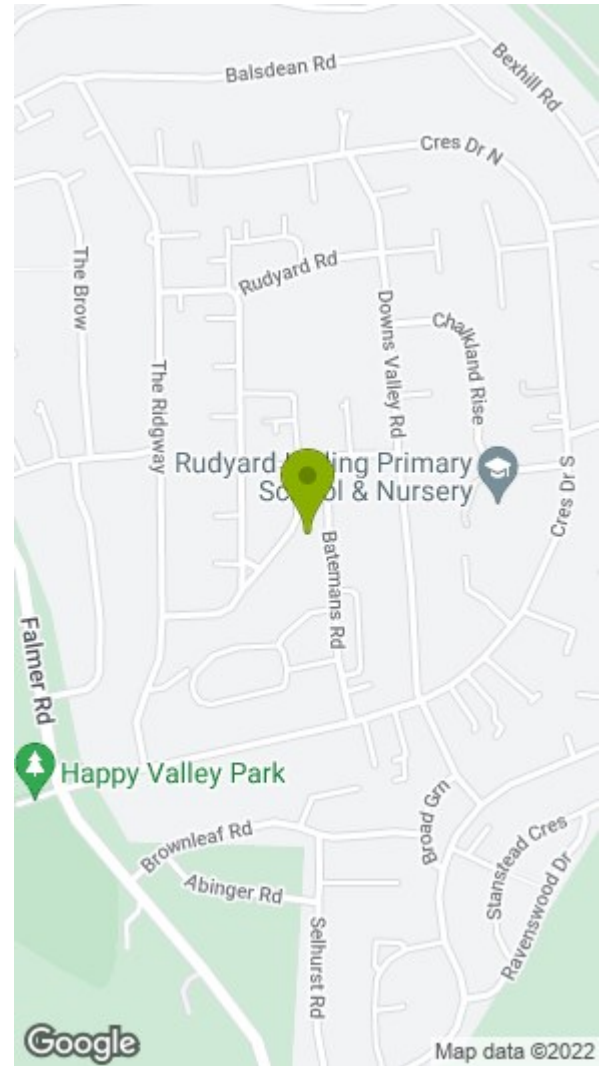


## Lockwood Crescent, Brighton, BN2

Approximate Area = 1104 sq ft / 102.6 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1240 sq ft / 115.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 852114



### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		66	EU Directive 2002/91/EC