



Channel View Road, Brighton

Guide Price
£475,000
Freehold

- THREE BEDROOMS
- PRIVATE DRIVEWAY
- WRAP AROUND GARDEN
- DETACHED HOUSE
- STUNNING SEA VIEWS
- POTENTIAL TO EXTEND STAMP

*** GUIDE PRICE £475,000 - £500,000 ***

Robert Luff & Co are delighted to bring to market this spacious three bedroom detached house located in North Woodingdean. Situated on Channel View Road, this property has been tastefully renovated and enjoys stunning views across downland, sea views and towards Brighton Racecourse. North Woodingdean is a highly sought after residential area close to the South Downs, with the benefit of local shops in Warren Road and Warren Way. There is also easy access to Brighton town centre, just a short drive or bus journey away being 2.4 miles away.

Accommodation offers; Living room, dining room, kitchen, conservatory, storage, ground floor WC, three bedrooms and a family bathroom. Other benefits include; driveway for two/three cars, private wrap around garden and potential to extend STAMP.

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Accommodation

Driveway

With space for 2/3 cars

Entrance Hall

Living Room 10'9 x 9'10 (3.28m x 3.00m)

Carpet flooring, wall mounted radiator, double glazed South facing window, cornicing

Dining Room 13'0 x 10'10 (3.96m x 3.30m)

Carpet flooring, box bay window with double glazed windows, double doors leading to south facing raised deck area, wall mounted radiator, cornicing

Kitchen 10'10 x 7'7 (3.30m x 2.31m)

Vinyl flooring, mix of wall and base units, integrated oven with gas hob, extractor fan, space for fridge freezer, space future dishwasher, double glazed window facing rear garden,

Conservatory 19'3 x 9'1 (5.87m x 2.77m)

Vinyl flooring, double glazed windows with door leading to rear garden, Velux windows

Ground Floor WC

Vinyl flooring,

Storage

Vinyl Flooring, space for washing machine, dryer, double glazed windows and doors leading to front decked area

Stairs Leading To First Floor

Bedroom One 13'1 x 9'10 (3.99m x 3.00m)

Carpet flooring, wall mounted radiator, dual aspect double glazed windows facing South & West, with stunning sea views, Cornicing

Bedroom Two 10'8 x 9'10 (3.25m x 3.00m)

Carpet flooring, wall mounted radiator, South facing double glazed windows, cornicing

Bedroom Three 6'11 x 5'11 (2.11m x 1.80m)

Carpet flooring, wall mounted radiator, West facing double glazed windows, cornicing



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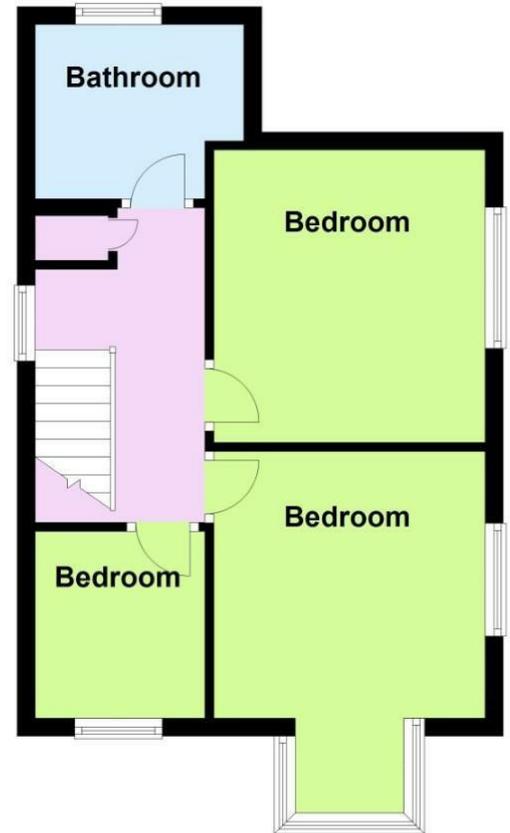
Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 82 </div>
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.