Robert Luff & Co

Stanstead Crescent, Brighton

Freehold - Guide Price £375,000

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Description

Robert Luff & Co are delighted to bring to market this stunning two bedroom, end of terrace house. Stanstead Crescent is located in South Woodingdean near the ever popular Happy Valley, with stunning views over The South Downs. Bus services can be found nearby in The Ridgway and Crescent Drive South for access into Brighton City Centre or the village of Rottingdean, good road links via the Falmer Road to the A27 and Falmer Railway Station. Local shops are in Cowley Drive and Warren Road/Warren Way. Local schools are available from nursery age to High School. For leisure time there are parks in Rudyard Road and Happy Valley. Plenty of walking or cycling routes are also available over the Downs.

Accommodation offers; Large living room, separate kitchen/breakfast room, two double bedrooms and a family bathroom. Other benefits include; potential for off street parking, recently renovated throughout, garden room/office and large front & rear gardens.

Key Features

- TWO DOULBE BEDROOMS
- POTENTIAL FOR OFF STREET PARKING
- STUNNING VIEWS
- END OF TERRACE HOUSE
- LARGE FRONT & REAR GARDENS
- GARDEN ROOM/OFFICE

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Living Room
5.15 x 3.29 (16'10" x 10'9")

Kitchen / Breakfast Room
4.51 x 4.02 (14'9" x 13'2")

Stairs Leading To The First Floor

Bedroom One
4.56 x 4.31 (14'11" x 14'1")

Bedroom Two
4.0 x 2.95 (13'1" x 9'8")

Family Bathroom

Garden Room
4.41 x 2.58 (14'5" x 8'5")

Agent Notes
EPC Rating: C
Council Tax Band: B

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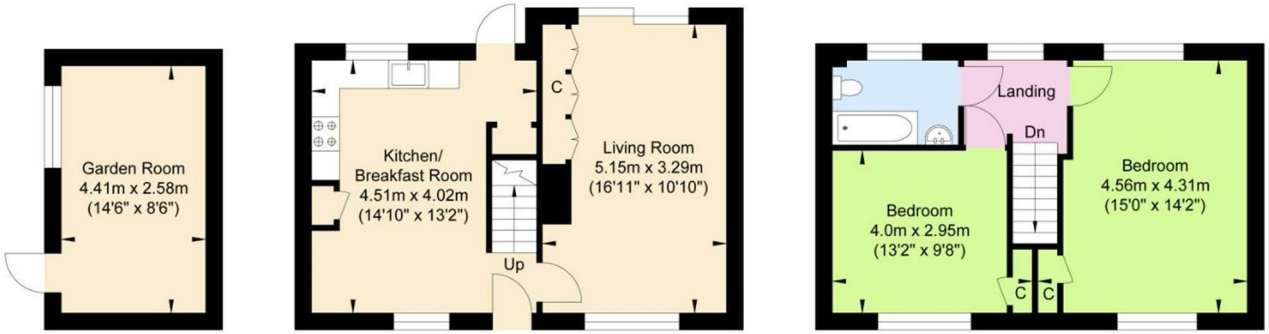
Floor Plan Stanstead Crescent

Stanstead Crescent



Outbuilding
Approximate Floor Area
122.49 sq ft
(11.38 sq m)

Ground Floor
Approximate Floor Area
382.33 sq ft
(35.52 sq m)

First Floor
Approximate Floor Area
359.73 sq ft
(33.42 sq m)

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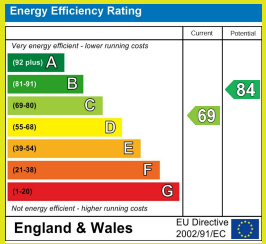
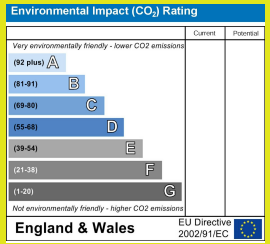
Approximate Gross Internal Area (Excluding Outbuilding) = 68.94 sq m / 742.06 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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.

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