



114 Langley Crescent

Brighton, BN2 6NQ

Offers over £450,000

SOUTH FACING EXTENDED LIVING ROOM/KITCHEN | GARDEN STUDIO | OFF ROAD PARKING!

Impeccably renovated throughout, this stunning three-bedroom family home combines stylish contemporary living with breathtaking views across Woodingdean and out to the sea. Every detail has been carefully considered to create a home that feels both luxurious and highly practical — perfect for modern family life.

Stepping inside, the sense of space and light is immediately apparent. The hallway leads into a spectacular open-plan kitchen and dining area, beautifully finished with sleek navy cabinetry, quartz worktops, and a large central island that provides the perfect spot for entertaining or casual family dining. Integrated appliances and thoughtful design touches give the kitchen a seamless, high-end feel, while wide oak flooring runs throughout, creating a cohesive flow through the ground floor.

To the rear, the south-facing living room enjoys full-width bi-folding doors that open directly onto an elevated sun terrace — perfectly positioned to take in the far-reaching coastal views. This space offers a natural blend between indoor and outdoor living and is ideal for hosting summer gatherings or simply relaxing with the sunset as a backdrop. Additional ground floor features include a utility room, providing ample storage and housing for laundry appliances, a bar area, and a contemporary cloakroom/WC, both finished to an excellent standard.

Upstairs, there are three beautifully presented bedrooms, each thoughtfully decorated with stylish finishes. The principal bedroom offers stunning elevated sea views through a large picture window — the perfect place to wake up to the morning light. The second and third bedrooms both enjoy leafy outlooks and spacious proportions. The family bathroom is modern and elegant, featuring a large walk in shower tiled surrounds, and high-quality fixtures.

Externally, the property continues to impress. To the front, there is a smartly laid driveway providing off-road parking for two vehicles, while to the rear, the landscaped garden has been cleverly designed to offer multiple zones — including a raised decked terrace, a central lawn bordered by mature planting, and a secluded seating area at the bottom of the garden. Tucked away here is a detached home office/studio, finished in attractive timber cladding with French doors and power — offering an excellent work-from-home environment, gym, or creative space.

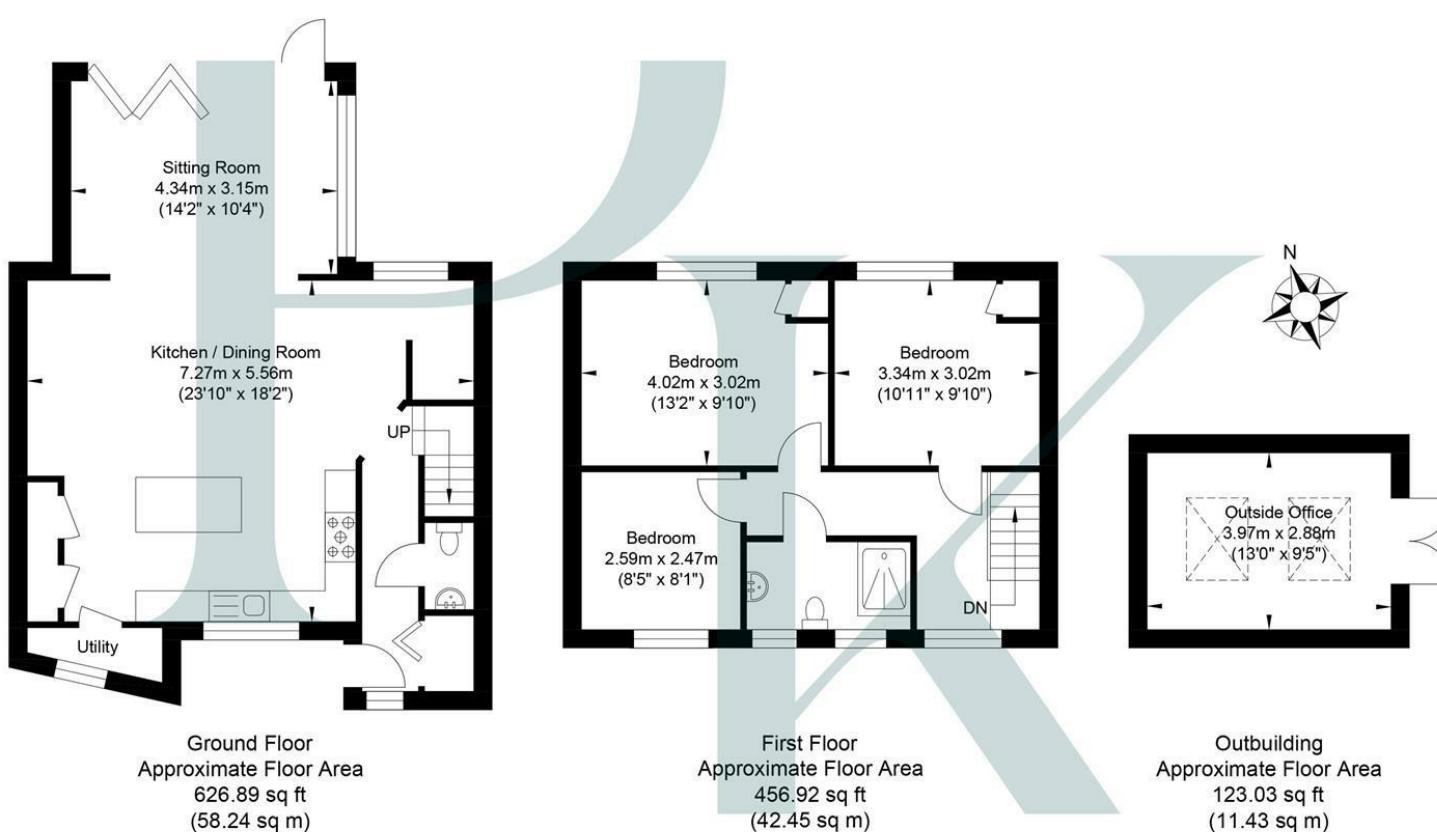
Offered to the market with no onward chain, this turnkey home is ready to move straight into and enjoy.

Langley Crescent sits in a highly sought-after position within Woodingdean, a peaceful residential suburb of Brighton that offers a strong sense of community, green open spaces, and easy access to both the coast and countryside. The South Downs National Park is just moments away, providing an abundance of scenic walking and cycling routes, while local shops, cafes, and pubs are all within easy reach.

Families will appreciate the excellent local schooling options, including Rudyard Kipling Primary School, Woodingdean Primary, and Longhill High School, with Varndean College and BHASVIC accessible for further education. Transport links include regular bus services connect directly to Brighton city centre and the seafront, while the nearby A27 offers convenient access to Lewes, Eastbourne, and the A23 for routes towards London and Gatwick Airport.



Langley Crescent



Approximate Gross Internal Area (Excluding Outbuilding) = 100.69 sq m / 1083.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	82
(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	

Pearson Keehan