



**hamlyn
smith.**

Channel View Road, Brighton, BN2 6DR £850,000 - £900,000

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 4 Bedrooms

 2 Receptions

 2 Bathrooms

Stunning four bedroom detached family home - Ideally located on a quiet no through road, and has a large driveway for multiple cars - This immaculate house has been carefully designed and renovated, to met modern day family living - Large garden with entertaining space, as well as a self contained home office.



- Four/Five Bedroom Family Home
- Detached Home with A Large Lawned & Paved Rear Garden
- Beautifully Presented Throughout
- Carefully Designed & Renovated
- Driveway For Multiple Cars
- Separate Home Office
- Seaviews



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In a restful countryside setting with views which roll to the sea from twin gables, this stunning 4 bedroom detached house within a quiet, no through road has off street parking for several cars and a sophisticated home office with a store tucked away in its large, leafy garden at the back.

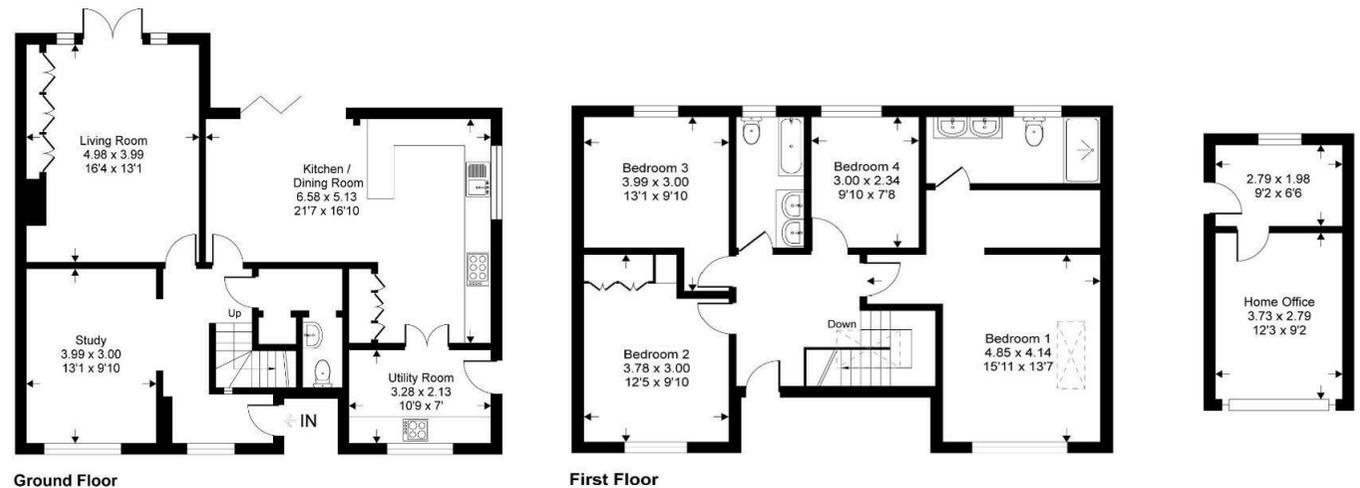
1 minute from local amenities, 2 from Sheepcote Valley Nature Reserve and a good primary school, this immaculate house is ideal for families, professionals who like to entertain or high end investors with Nuffield Hospital a 7 minute walk, the beach 7-10 minutes by car and Brighton's centre and trains to London approx. 10-15 by cab.

Offering comfortable and expansive living accommodation, this luxury family home has a friendly ethos and a social flow. Natural light from the southerly aspect is apparent from the moment you enter. A secondary reception room found at the front of the property, which could be used as a 5th bedroom, is bright and cheerful and enjoys wonderful views of the sea. Directly behind this you will find a spacious living room, with French doors providing access to the garden.

The spectacular kitchen diner brings the best of 21st century appliances into the house complete with bi-folding doors opening onto the garden. A separate utility has all you need and enjoys the same sea views as the secondary reception room. A guest cloakroom is neatly tucked away and hidden from the entrance hallway.

Moving upstairs the designer finish continues and you will find four bedrooms, all enjoying different outlooks. The principal bedroom is a dream come true, enjoying a vaulted ceiling, chic en-suite and walk in wardrobe with far reaching views of the countryside and sea at the front. Two of the bedrooms enjoy views over the gardens to the rear, with a further spacious bedroom at the front enjoying sea views. A luxury family bathroom, which serve the three bedrooms finish off this floor.

On the edge of the South Downs National Park, Woodingdean is well-connected with local shops, cafes, restaurants and bus routes to Longhill Secondary School, Sussex University, along the coast and into the city- which also give older children a degree of independence. Offering the best of all worlds, the beach at Rottingdean is about 7 minutes by car, the waterfront restaurants and cinemas of Brighton Marina are 10 minutes away and Brighton, Lewes and Gatwick are all a possible commute at 10, 20 and 40 minutes.



Approximate Gross Internal Area = 172 sq m / 1851 sq ft (includes home office)

