

Rosedene Close, Brighton BN2 6LE

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft
Garage = 21.2 sq m / 228 sq ft
Total = 120.0 sq m / 1291 sq ft

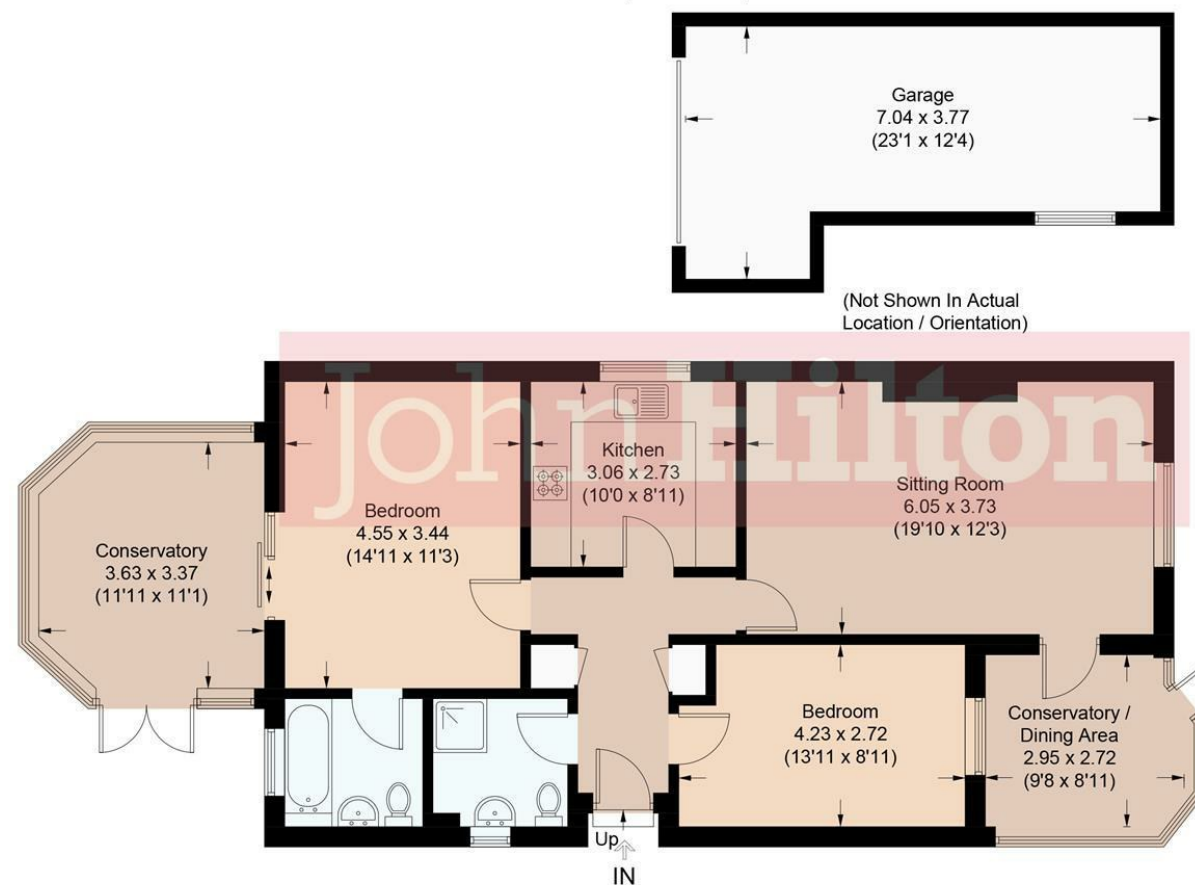


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 1063.00 sq ft

16 Rosedene Close, Woodingdean, BN2 6LE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£425,000 Freehold



16 Rosedene Close Woodingdean BN2 6LE

John Hilton's are delighted to offer this two-bed, two-bathroom, detached bungalow with 180-degree sea and downland views, situated in a quiet cul-de-sac in South Woodingdean with garage and off-road parking, transferable solar panels, cavity wall insulation and double glazing throughout. The property is being sold with potential to extend (subject to the usual consents) and NO ONWARD CHAIN.



Approached via a beautifully presented front garden which has a lawned area with a pergola, bedding with mature shrubs and fruit trees and a garage with electric up-and-over door. A pathway leads to the front door located to the side of the property and onto the rear south-facing garden.

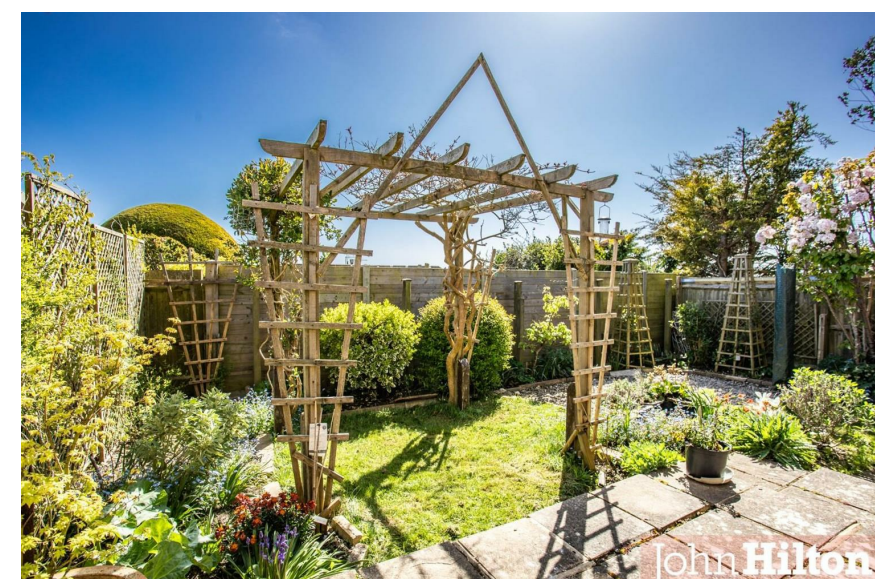
A T-shaped entrance hall has a storage cupboard, which could potentially house a staircase if considering a loft conversion, leads through to the south-facing living room with amazing views to the sea and the South Downs – the reason our client bought the property many years ago.

The kitchen has matching wooden units at eye and base level, integrated 'AEG' double oven, 'Hayden' washing machine, 'Bosch' under-counter freezer, Neff under-counter fridge, 'Worcester' condenser boiler, and space and plumbing for a dishwasher.

At the rear of the property is the main bedroom which has an en-suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC, and sliding doors into a UPVC conservatory which leads onto the front garden where you can sit and enjoy the sunsets to the west. The second bedroom offers sea views, and there is also a separate modern shower room.

From the living room you have access to a timber-framed conservatory, currently used as a dining room, which opens onto a raised, decked balcony that enjoys the sun throughout the day. Steps lead down to the rear garden which the owner has put a lot of love into landscaping with bedding around the perimeter, a section laid with pebbles, a pond and a lawned area with a wooden pergola, mature shrubs and fruit trees.

Viewing is highly advised on this stunningly situated bungalow with potential to extend/cosmetically renovate, just a 5-minute drive from the historic Rottingdean Village and seafront, bus services to Brighton city centre nearby (no's. 2 and 22) and good proximity to the A27 and A23 road networks for access to Gatwick Airport and London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	
	84	90

Council Tax Band: **D**

- Detached Bungalow
- Two Bedrooms & Two Bathrooms (One En-Suite)
- Potential to Extend (STPC)
- Two Conservatories
- South-Facing Garden
- Transferrable Solar Panels
- Requires Cosmetic Updating
- Garage & Off-Road Parking
- Cul-De-Sac Location with Sea Views
- NO ONWARD CHAIN