

Sandhurst Avenue, Woodingdean, BN2 6NG

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft

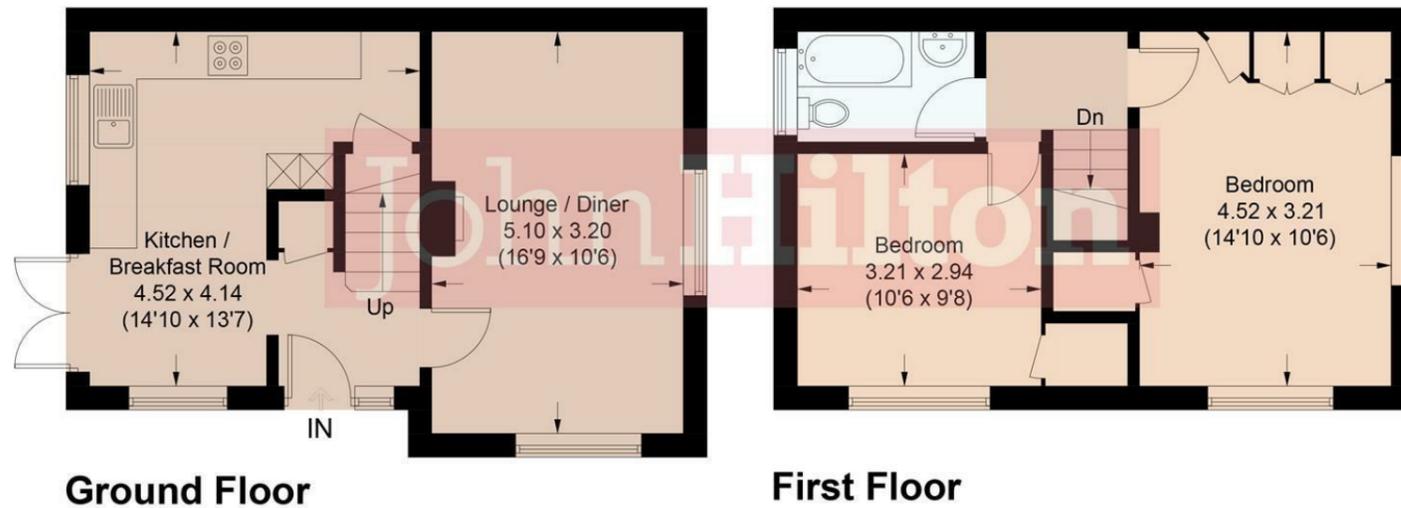


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 861.12 sq ft

120 Sandhurst Avenue, Brighton, BN2 6NG

To view, contact John Hilton:
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Guide Price £345,000 Freehold



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120 Sandhurst Avenue, Brighton, BN2 6NG

An ideal first family home, located in a popular area of Woodingdean on the edge of the South Downs, close to local amenities on Warren Way including a Co-Op, greengrocer, pharmacy, takeaways, and the recently renovated Downs Hotel where you can dine while enjoying the sea views. Excellent local primary schools, Rudyard Kipling and Woodingdean Primary, are within a 5-min drive or a 15-20 min walk.

The nearby historic village of Rottingdean on the coast offers access to the beach and the undercliff walk to Brighton Marina and beyond, with an array of independent shops, cafes and amenities on its vibrant High Street. For commuters, there are regular bus services into Brighton city centre and its mainline railway station with links to Gatwick Airport and London, and you have easy access onto the A27 and A23 road networks.

This two-bedroom, semi-detached family home is presented in excellent order, the living space and kitchen having been newly decorated, and has double glazing throughout. Approached via a front garden laid to lawn with hedged boundaries, side access to rear garden and off-road parking for one vehicle, with potential to extend into part of the garden to accommodate another.

A concrete pathway leads to the front door, opening into the entrance hallway with staircase ascending to the first floor and a handy storage cupboard for shoes and coats. The living/dining room has a dual-aspect and offers a warm and cosy environment with electric fireplace and wood-effect laminate flooring. The modern kitchen also has a dual aspect and is fitted with white high-gloss units at eye and base level with wood-effect laminate work surfaces, single-bowl sink with drainer and pull-out mixer tap, integrated oven and grill, space and plumbing for washing machine and dishwasher, 'Vaillant' combination boiler (approx 2 years old) and marble-effect laminate flooring with underlay, while the dining area has double glazed French doors which open onto the rear garden.

On the first floor you have two double bedrooms - the main bedroom having fitted wardrobes, built-in storage cupboard and a dual aspect, and the second bedroom having a built-in storage cupboard with hanging rail and shelf above - and a modern family bathroom with part-tiled walls and white suite comprising panel-enclosed bath with mixer tap and 'Triton' electric shower over, wash basin with storage below and low-level WC.

The level rear garden is low-maintenance, suitable for children and fence-enclosed with gated side access, comprising a patio area which has ample space for outside seating and dining, and steps up to a larger lawned area.

VIEWING IS HIGHLY RECOMMENDED.



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- Semi-Detached House
- Off-Road Parking
- Two Double Bedrooms
- Double Glazing Throughout
- Modern Kitchen & Family Bathroom
- Newly Decorated Living Room & Kitchen
- 'Vaillant' Combination Boiler (2-Yrs Old)
- Lawned Front & Rear Gardens
- Vendor Suited
- Ideal First Family Home

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	75
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **C**