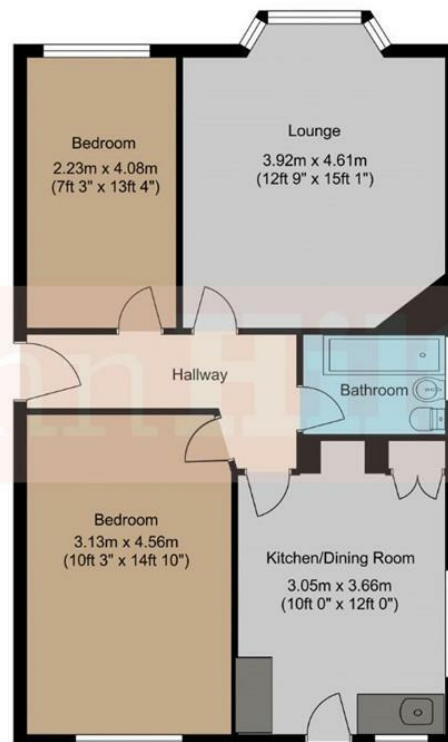


# JohnHilton

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Est 1972

Farm Hill Brighton



Aporoximate Gross Internal Area = 66.64 sq m (717.31 sq ft)

Illustration for identification purposes only. Measurements are approximate and not to scale



Total Area Approx 717.31 sq ft

21 Farm Hill, Woodingdean, BN2 6BG

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## £350,000 Freehold

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## 21 Farm Hill, Woodingdean, BN2 6BG

Nestled into the hills of North Woodingdean occupying a sizeable plot, a two bedroom detached bungalow which requires general updating. Generously sized and with a level West-facing rear garden and lots of scope to enlarge with potential for loft conversion plus full-width extension to the rear (subject to usual consents). The current accommodation consists of two bedrooms, lounge, kitchen/dining room and newly installed white bathroom suite. The property further benefits from a good size front garden with potential for off-road parking (subject to usual consents). This property is ideal for those who are looking for a blank canvas to put their own stamp on. Popular residential area, close to the South Downs yet within easy reach of Brighton city centre. Local shops on Warren Road are nearby, as well as frequent buses into town, good local schools and easy access to the A27. Being sold with no onward chain.



### Approach

Lawned front garden with flower border, walled and fenced boundaries, and potential for off-road parking (subject to consents). Footpath leads to front door.

### Entrance Hall

Access to loft space, potential to convert (subject to usual consents).

### Lounge

3.92m x 4.61m (12'10" x 15'1")

Bay window to front, fireplace with tiled surround and hearth, picture rail.

### Kitchen/Dining Room

3.05m x 3.66m (10'0" x 12'0")

Double aspect with window to side, window to rear and door to rear garden. Stainless steel sink with mixer tap and drainer with cupboards below, worktop with tiled splashback and cupboard below, display units with cupboards above, and recessed built-in cupboard housing 'Worcester' boiler.

### Bedroom

3.13m x 4.56m (10'3" x 14'11")

Window to rear overlooking garden, picture rail.

### Bedroom

2.23m x 4.08m (7'3" x 13'4")

Window to front.

### Bathroom

Brand new suite consisting of panel-enclosed bath, pedestal wash basin with mixer tap and low-level WC. Natural wood floor and window to side.

### West-Facing Rear Garden

18.56m x 9.60m (60'10" x 31'5")

Level, mostly lawned with planting areas and small fruit trees, sheltered area immediately outside back door. Fenced boundaries and side access to both sides of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>55</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: **D**

- Detached Two Bedroom Bungalow
- Sizeable Plot
- Large West-Facing Garden
- Requires General Updating
- Loft Conversion Potential (Subject to Consents)
- Potential to Extend (Subject to Consents)
- Gas Central Heated
- Popular North Woodingdean
- Easy Access into Brighton & Close to the South Downs
- NO ONWARD CHAIN