John Hilton

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Est 1972

Ground Floor Building 1

Ground Floor Building 2

Ground Floor Building 3

Total Area Approx 1035.00 sq ft

9 Maple Close, Woodingdean, BN2 6SE

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9 Maple Close
Woodingdean
BN2 6SE

A spacious, extended, three-bedroom, semi-detached bungalow with block-paved driveway and off-road parking leading to a detached garage, and lawned front garden leading to composite part-glazed front door. Finished to a high standard throughout, this property is being sold with NO ONWARD CHAIN.

An L-shaped entrance hall leads through to a modern, open-plan, vaulted living space, the kitchen area fitted with modern shaker-style base and wall units and a central island with deep pan drawers, composite work surfaces, Butler sink, dishwasher, washing machine, American-style fridge-freezer, along with a Range cooker having five-ring gas hob, hot plate, two ovens, grill, and co-ordinated extractor hood over. This space has a triple aspect, the kitchen area having a window to the side, and the living/dining area also having a window to the side, as well as a vaulted ceiling with two Velux windows and double-glazed sliding patio doors which open onto the westerly rear garden.

There are three double bedrooms, two situated at the front of the property – one with a double-glazed bay window, the other currently being used as a sitting room with double-glazed window and inset wood burner, perfect for cosy evenings in. The third bedroom overlooks the rear garden and has a full range of fitted wardrobes, whilst the spacious family bathroom has a freestanding, claw and ball foot, roll-top bath for a luxurious soak, a separate double shower enclosure with tiled surround, vanity unit with countertop wash basin, low-level WC, and built-in cupboard housing gas boiler. Part-tiled walls and co-ordinated floor tiles complete this room.

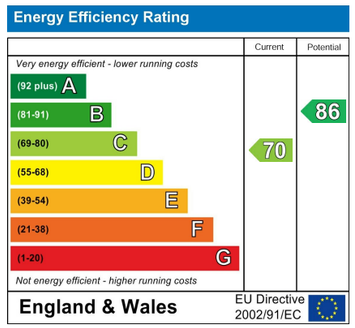
Externally, the westerly rear garden is well laid-out, mainly lawned with well-stocked mature borders, leading through to a garden room/home office with a decked area that leads to a side gate and the detached garage.

There is a local Post Office/convenience store, pharmacy and hairdresser's within walking distance, and a Co-Op, family-friendly pub and a variety of take-aways within a 5-minute drive, while the neighbouring village of Rottingdean offers many amenities including a butcher, greengrocer/deli, and an array of traditional pubs, tea rooms and restaurants. Local primary school, Rudyard Kipling, is in close proximity, and Brighton city centre and mainline train station are easily reached in just a 10-minute drive or a 20-minute bus journey, with frequent services operating nearby.

The property further benefits from easy access to countryside walks on the South Downs and its quiet cul-de-sac location, just off Crescent Drive South, provides a calm and safe environment to make a home.

Viewing is highly recommended.

- Semi-Detached Bungalow
- Three Double Bedrooms
- Open-Plan Kitchen/Living/Dining Space with Vaulted Ceiling
- Bathroom with Roll-Top, Claw Foot Bathtub
- Modern Fitted Kitchen with Central Island
- Detached Garage Plus Off-Road Parking
- UPVC Double Glazing Throughout
- West-Facing Rear Garden with Garden Room/Home Office
- Close to Local Amenities & Regular Bus Services
- NO ONWARD CHAIN



Council Tax Band: **D**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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