



TRUEMANS



Tongdean Lane, Withdean, Brighton, BN1 5JE

TRUEMANS - HUGE POTENTIAL **Guide Price £800,000 - £850,000**

This detached bungalow is perfect for someone that is looking to add their own stamp and make something their own. Situated on this fantastic corner plot with off street parking and double garage, there is massive potential to extend and increase the overall size of the property (planning consent documents which are granted for the re-model are under: Scheme: BH2018/02072)

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PAXHU9DMGLD00>

The ground floor measures just over 1300sqft and boasts two spacious double bedrooms and one single, which is the perfect space for an office. There is also a large living room and dining room, family bathroom and separate WC. The kitchen area can be altered to create a



large open plan living space and the options are endless.

The first floor occupies two large double bedrooms, both with en-suites however the bathroom off the master suite is currently being used as a nursery. This floor measures just over 600sqft and has ample storage space. This floor can also be altered under the current plans (please ask a member of our sales team for more info)

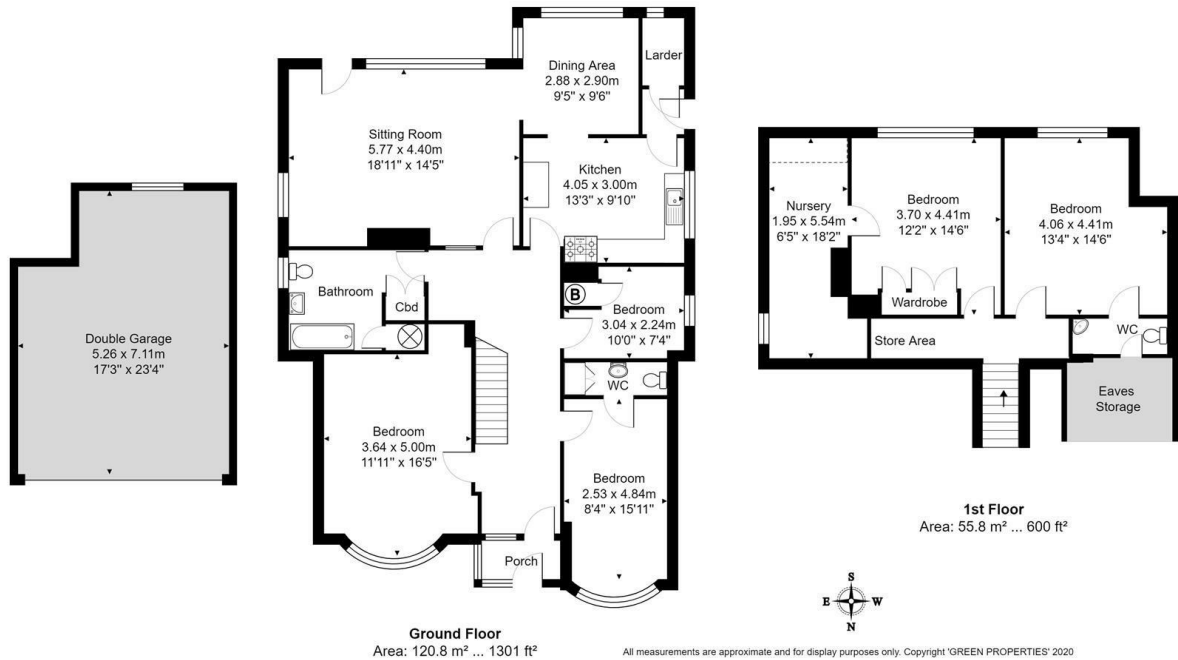
Tongdean Lane is situated just off Dyke Road Avenue, this location offers easy access out of town with the A23 and A27 roads both just a short drive from the property. Rail routes can also be found within a close proximity with Preston Park railway station just a short distance away allowing access to further parts of the city as well as London. There are local shops on Valley Drive as well as a parade of shops at Woodland Drive making it easy and convenient to pick up essentials, whilst central Brighton or Hove can be easily accessed by car in around ten minutes. School catchment for Varndean and Dorothy Stringer schools.







Tongdean Lane, Withdean, Brighton, BN1 5JE





Further Information

Council Tax: Band F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.truemansestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	75
(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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	51	67
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Trueman's
201 Church Road, Hove, East Sussex, BN3 2AH
Tel: 01273 099996
Email: sales@truemansestateagents.co.uk

