



## 8 TREETOPS CLOSE BRIGHTON, BN2 6SW

FREEHOLD

GUIDE £600,000 - £650,000. A large four bedroom detached family home located in this beautifully secluded close with great views over Woodingdean to the Downs and sea. The house has been beautifully presented throughout, comprising; Large living room with double doors leading onto the kitchen/dining room, which opens onto a lovely sized landscaped garden. The property benefits from a recently fitted family shower room as well as an en-suite to the principle bedroom. Other key features include a west facing balcony, off road parking for multiple cars and a large integral garage.

Treetops Close is situated just off of Crescent Drive North in the heart of Woodingdean. You will find buses close by for trips to the nearby village of Rottingdean or Brighton City centre with its Mainline Station or the Churchill Square shopping mall. For shopping locally there are shops in Cowley Drive, Warren Avenue and Warren Road. There are also schools for all ages in nearby Rudyard Kipling School, Woodingdean Primary School or Longhill High School. For your leisure time there are various Downland walks for exercising you or your dog! when it comes to the children there are parks in Bexhill Road, Rudyard Road and Happy Valley. Being at the top of the close, you have fantastic views over Woodingdean to the Downs and the sea.

# Nicholas James

SALES LETTINGS AUCTIONS







Treetops Close, Brighton, BN2 6SW  
 Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

**Nicholas  
 James**

SALES LETTINGS AUCTIONS