



54 DOWNS VALLEY ROAD BRIGHTON, BN2 6RF

FREEHOLD

Guide Price £450,000 - £475,000. This very well maintained, delightful detached chalet bungalow offers a perfect blend of comfort and potential. A spacious property spanning an impressive 1,483 square feet and features four bedrooms and two bathrooms making it an ideal family home with huge potential to extend, subject to the necessary consents, allowing you to tailor the home to your specific needs.

One of the standout features of this property is the gorgeous far-reaching views that can be enjoyed from various vantage points, including the expansive south west facing private rear garden.

Additionally the property includes a garage and ample off-street parking for several cars.

This bungalow is not just a home; it is a canvas for your future aspirations. With its prime location in Woodingdean and the potential of further development, this property is a must-see for anyone looking to invest in a versatile and charming home.

**Nicholas
James**

SALES LETTINGS AUCTIONS





54 Downs Valley Road

Approximate Gross Internal Area = 137.8 sq m / 1483 sq ft
(Including Eaves)
Garage = 16.4 sq m / 176 sq ft
Total = 154.2 sq m / 1659 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290815)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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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

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