



Crescent Drive South, Woodingdean

East Sussex

Asking Price £425,000



Crescent Drive South, Woodingdean

Well-positioned in the popular South Woodingdean area with easy access to both the A27/A23 and the main coast road, a spacious and versatile TWO/THREE BEDROOM CHALET DETACHED HOUSE with a large GARDEN, DRIVEWAY, and GARAGE. Sold with NO ONWARD CHAIN.

Set back from the road, this good-sized detached home offers a well-balanced layout, with versatile living accommodation on the ground floor and bedrooms arranged upstairs. The bright dual-aspect living room spans the full width of the property and features attractive wooden parquet flooring, along with a large bay window and patio doors opening onto the rear garden. Also on the ground floor is a separate kitchen and a dining room, which could equally serve as a third bedroom, together with a shower room.

Upstairs, there are two generous double bedrooms, both with built-in wardrobes, while the principal bedroom also benefits from an ensuite shower room. Useful eaves storage extends the depth of the house and is accessible from the first floor.

Outside, the rear garden offers excellent potential to create an impressive space for relaxing, entertaining and family life. It currently features a well-established lawn and a raised patio terrace with a pond and outdoor rotunda. Additional benefits include a front garden, driveway and detached garage.





The Local Area

Surrounded by the outstanding natural beauty of the South Downs and Castle Hill National Nature Reserve, there's plenty of panoramic outdoor space to explore. Nearby Cowley Drive and Warren Road offer a range of local shops, while the historic village of Rottingdean is easily accessible, together with the shops and restaurants of Brighton Marina.

Local schools include Rudyard Kipling Primary School and Nursery, Downs View School and Woodingdean Primary School. The private Roedean School is within easy reach along the coast road. Falmer Road provides easy access to the A27 and Brighton University. Falmer train station is a 10-minute drive, providing local routes, while Brighton station, with its mainline commuter links, is easily accessible. Regular bus services travel to the centre of Brighton.

Further Information

Crescent Drive South is not currently located in a controlled parking zone. The council tax band is D, which is charged at £2,579.44 for 2026/27.

EPC rating - D

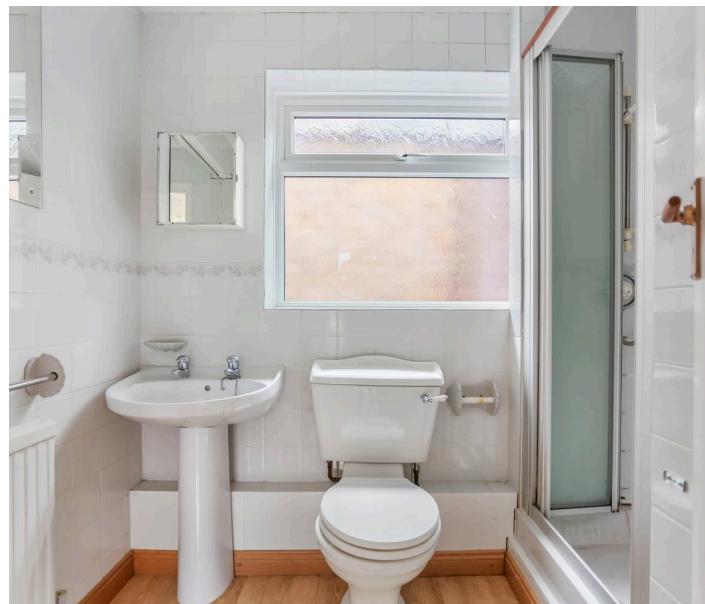
Council Tax - D

Parking - not in a controlled parking zone

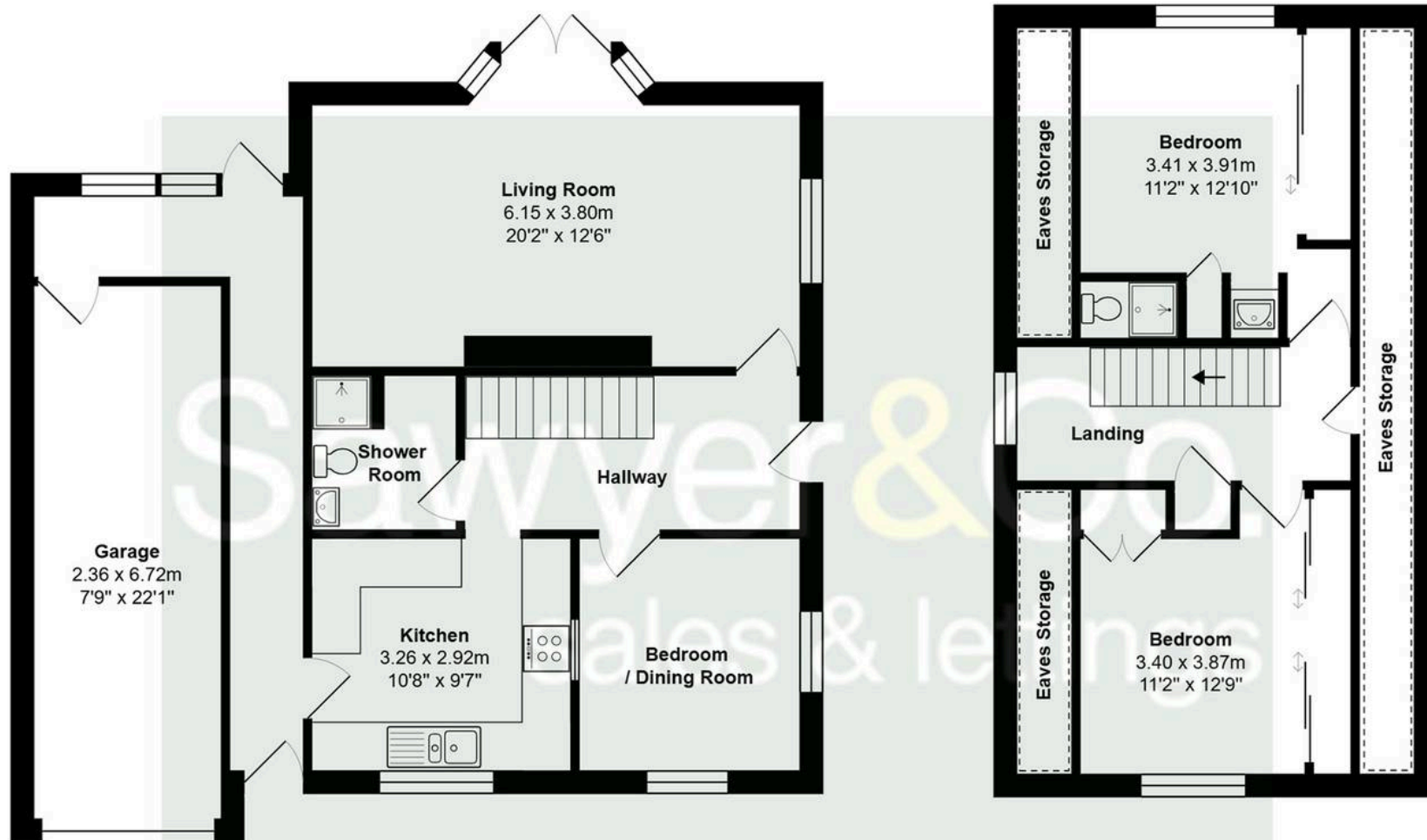
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 129.3 m² ... 1392 ft²

All measurements are approximate and for display purposes only.

Sawyer&Co.
sales & lettings



Sawyer & Co- Brighton

211 Preston Road, Brighton - BN1 6SA

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.