



- An amazing three storey detached residence
- Three/four bedrooms
- Lower level self contained studio area
- Stunning Japanese Themed rear garden

Warren Road, Brighton, BN2 6DD

Guide Price £900,000 - £950,000

***Guide Price £900,000 to £950,000** A fantastic and rare opportunity to acquire this delightful and imposing detached residence situated in a sought after position in Brighton providing some breath taking sea and downs views. The property has a wealth of space and the Japanese themed garden is just spectacular with its own summer house and hot tub. There is also a self contained studio on the lower level of the house which can provide a variety of uses and benefits.



Property Description

Ten years ago the current owners viewed this incredible and charming three-story detached residence and were both immediately struck by the uninterrupted breath-taking downs and sea views, they both immediately knew they had found what they had been looking for. This imposing beautifully designed property is situated in a desirable location within Brighton and has easy access to everything you need, it is truly a remarkable find.

One of the many highlights that this property has to offer is a serene Japanese themed rear garden with a garden studio and a hot tub. The current owners have enjoyed many wonderful summer and winter nights in this garden, as the hot tub makes the garden a welcoming winter option. The property boasts a lower level self-contained studio area, providing an additional living space that can be utilized as a guest suite, an office, or even as a source of rental income including Air-bnb. This studio area offers privacy and tranquility, allowing occupants to enjoy the beautiful surroundings.

One of the standout features of this property is the uninterrupted downs and sea views that can be enjoyed from various vantage points. Whether it's from the large windows, the balconies, or the outdoor sitting areas, residents will have the privilege of taking in breathtaking views of the downs and the sea. This feature truly adds a sense of serenity and natural beauty to the property.

The residence itself offers three to four bedrooms, providing ample space for a family or for those who desire extra rooms for various purposes such as a home office or a hobby room. The bedrooms are spacious and comfortable, ensuring that occupants have a peaceful retreat to relax in.

The property is in excellent condition throughout, showcasing meticulous maintenance and care. From the exterior to the interior, every aspect of the residence exudes a sense of quality and attention to detail. This makes it a perfect turnkey home, where occupants can simply move in and start enjoying the space immediately. There are four bathrooms and three are en-suites, offering the utmost convenience and privacy with a luxurious experience for everyone.

Additionally, the property offers off-street parking, providing a convenient and secure place to park vehicles. This feature is especially valuable in areas where street parking may be limited or restricted.



Accommodation

LOWER GROUND FLOOR

STUDIO ROOM/BEDROOM FOUR
20' 10" x 16' 4" (6.35m x 4.98m)

EN-SUITE SHOWER ROOM

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
21' 6" x 12' 6" (6.55m x 3.81m)

W.C.

DINING ROOM
13' 3" x 11' 6" (4.04m x 3.51m)

KITCHEN
13' 5" x 11' 0" (4.09m x 3.35m)

FIRST FLOOR

LANDING

BEDROOM THREE
13' 5" x 11' 3" (4.09m x 3.43m)

BEDROOM TWO
13' 5" x 11' 7" (4.09m x 3.53m)

EN SUITE SHOWER ROOM

FAMILY BATHROOM

BEDROOM ONE
12' 7" x 11' 8" (3.84m x 3.56m)

DRESSING AREA & EN SUITE SHOWER ROOM

OUTSIDE

PRIVATE DRIVEWAY
Providing off street parking.

PRIVATE SUNNY REAR GARDEN
Japanese themed

GARDEN STUDIO ROOM
14' 1" x 7' 8" (4.29m x 2.34m)



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Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft
 Garden Studio / Store = 20.6 sq m / 222 sq ft
 Total = 221.1 sq m / 2380 sq ft

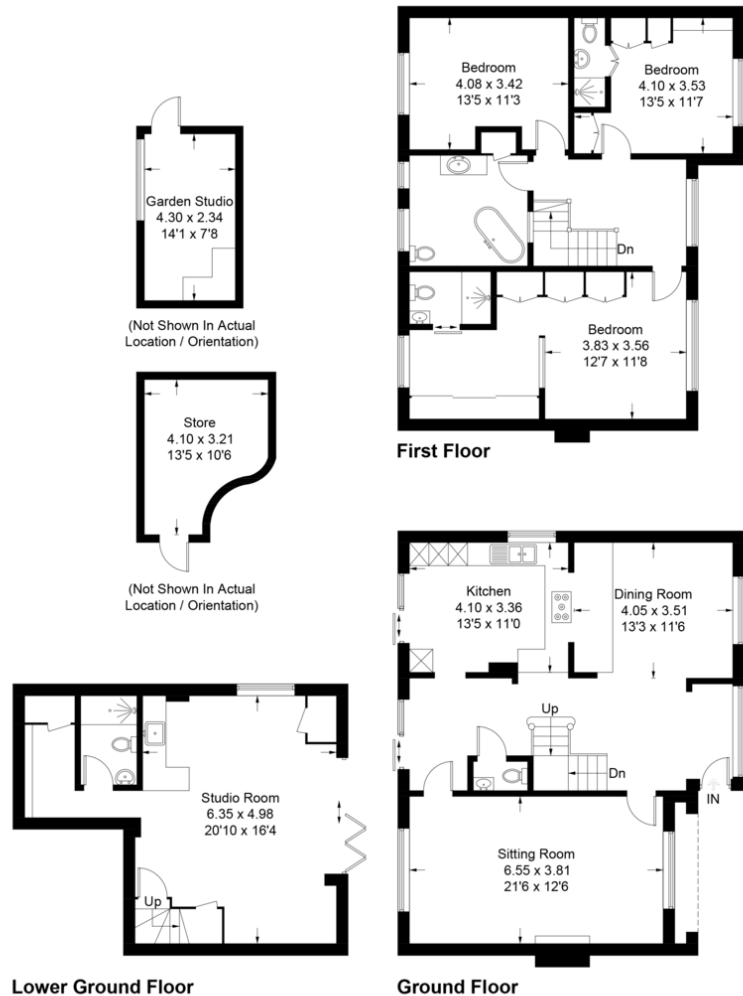


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2024

Picture this...

This Spectacular Japanese themed rear garden is perfect for, sunbathing, barbeques, garden parties and relaxing in the Hot tub enjoying a glass of wine after a days work.

Or if you're looking for entertainment away from home, Brighton Marina is just down the road where you'll find a huge choice of places to eat & drink and things to do including a cinema, bowling alley, indoor crazy golf & lots more!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

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