

PHILLIPS & STILL



Ravenswood Drive, Brighton, BN2 6WL

- A Fantastic Detached House
- Three Double Bedrooms
- Open Plan Lounge / Diner Opening Onto Rear Garden
- Separate Kitchen

Guide Price £425,000 - £450,000

- Great Size Sunny Private Rear Garden
- Front Garden & Driveway To Garage
- Sought After Residential Area Of Woodingdean
- No Onward Chain



## Property Description

This very rare detached house is modern, well presented and spacious throughout. Located in a highly sought after residential road of Woodingdean, Ravenswood Drive is situated just off Cowley Drive with views of farmland. Frequent and regular buses run very nearby where you also find a great range of shops & amenities. For families with children, you are within easy distance of Rudyard Kipling school as well as others ranging from nursery to primary to high school in neighbouring Ovingdean. There are many parks within strolling distance and Downland which is popular for dog walking & enjoying the countryside.

The house itself offers light and well planned living accommodation comprising of an entrance hall, separate modern fitted kitchen, open plan lounge / diner with doors onto the rear garden, and a cloakroom with W.C. to the ground floor.

To the first floor are three double bedrooms with the master featuring built-in wardrobes and an en suite shower room. You also have a family bathroom for the rest of the household giving you three loos in the property, highly convenient for a family with little ones!

Outside is a fantastic size sunny rear garden with a patio level and a large lawn. It is fully enclosed so makes a very safe, secure space for children and pets to play out in with plenty of room for garden furniture, a football goal, a vegetable / herb patch and the perfect place for a spot of sunbathing & summer garden parties!

To the front of the house is a lawned front garden and a hard-standing driveway for off road parking that leads to your own private garage. This house really does tick every box!

It is a short, easy drive to Rottingdean, The Royal Sussex County Hospital & Brighton City centre, and you have a variety of shops including a Co-op, Tesco Express, hardware store, pet shop, chemist and Post Office in nearby Warren Road and Warren Way. There are several cafés close by and take away's including fish & chips, Chinese and Uncle Sams. Brighton Marina is a short car journey or bus ride for bigger stores and restaurants.





## Accommodation

### GROUND FLOOR

ENTRANCE HALL

SEPARATE KITCHEN

8' 10" x 7' 2" (2.69m x 2.18m)

LOUNGE / DINER

18' 4" x 9' 9" (5.59m x 2.97m)

With doors opening onto rear garden

GROUND FLOOR CLOAKROOM

### FIRST FLOOR

LANDING

BEDROOM ONE

13' 6" x 11' 10" (4.11m x 3.61m)

EN SUITE SHOWER ROOM

FAMILY BATHROOM

BEDROOM TWO

12' 0" x 8' 3" (3.66m x 2.51m)

BEDROOM THREE

10' 5" x 8' 10" (3.18m x 2.69m)

### OUTSIDE

LARGE SUNNY REAR GARDEN

South / Easterly aspect

FENCED ENCLOSED FRONT GARDEN

Laid to lawn with pathway to front door

DRIVEWAY

Paved leading to:

GARAGE

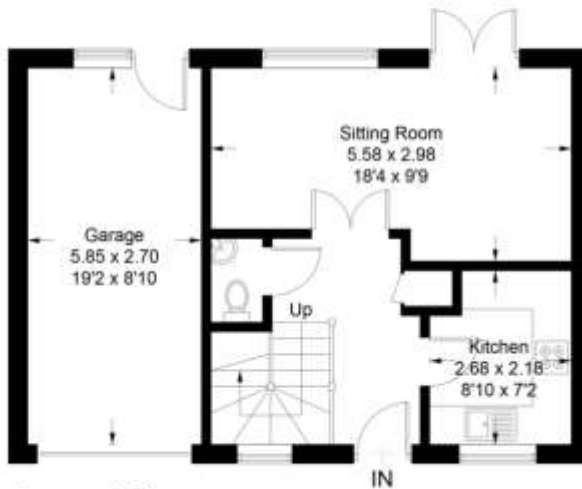
19' 2" x 8' 10" (5.84m x 2.69m)

## Ravenswood Drive, Woodingdean, BN2 6WL

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



**First Floor**



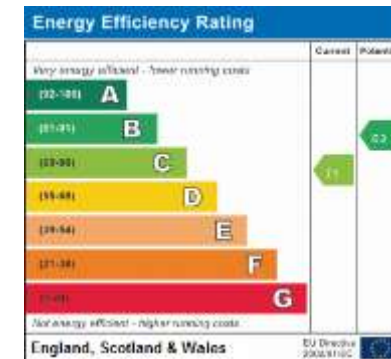
**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
imageplansurveys @ 2023

**Picture this...**

The large, sunny South / East facing rear garden here with both lawned and terraced areas provides ample space for garden sports, sunbathing, barbeques, garden parties and even vegetable patches & flower beds for anyone with green fingers!

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!



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

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 5pm

