



**hamlyn
smith.**

Rosebery Avenue, Brighton, BN2 6DE

£375,000

hamlyn smith.

 3 Bedrooms

 2 Receptions

 1 Bathrooms

Detached family home located in North Woodingdean. 2/3 Bedrooms, with a large garden and driveway.

- Detached Bungalow
- 2/3 Bedrooms
- Driveway
- Large Rear Garden
- Located In North Woodingdean
- No Onward Chain





hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

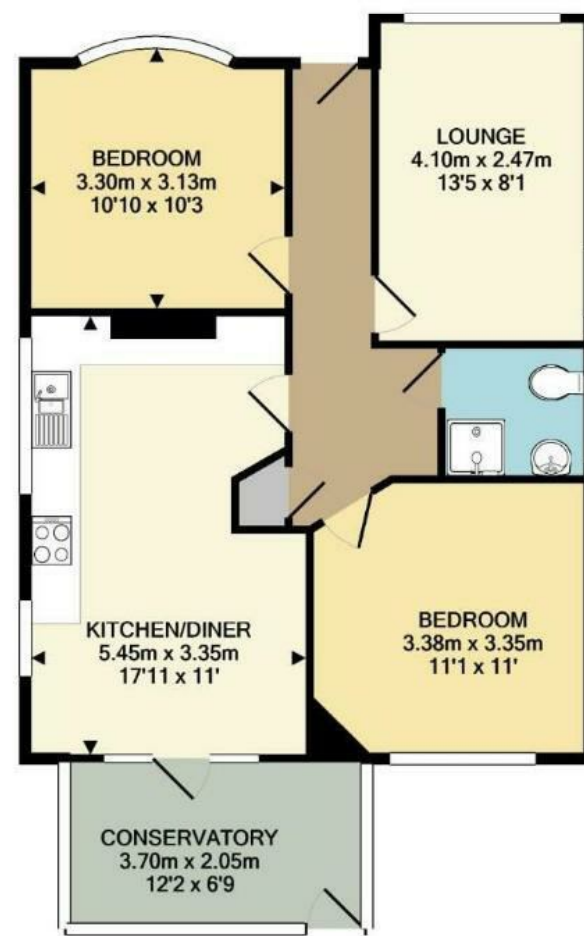
✉ hello@hamlynsmith.co.uk

This charming detached double-fronted bungalow is nestled in the coveted neighbourhood of North Woodingdean, renowned for its tranquil ambiance and convenient proximity to local amenities. Ideally located near bustling local shops and bus stops, it offers easy access to both Brighton City Centre and the historic village of Rottingdean.

Boasting a generously sized kitchen/dining area that seamlessly flows into a delightful conservatory, this home provides an inviting space for gatherings. Step outside onto the landscaped rear garden, featuring both lawned and decked areas, perfect for outdoor entertaining.

Inside, you'll find two cozy bedrooms and a convenient shower room with a pristine white suite. The paved front garden offers off-street parking, adding to the practicality of this lovely property. Rosebery Avenue, where this bungalow is situated, enjoys the charm of North Woodingdean living, with its proximity to the Downs and the convenience of local shops on Warren Road and Warren Way. Woodingdean is well-connected with frequent bus services to nearby Rottingdean and the bustling City Centre. Residents can also enjoy a plethora of leisure activities and vibrant nightlife options in both Brighton City and Brighton Marina, including shopping at Asda superstore, catching a movie, bowling, or dining out.

Additionally, Woodingdean boasts excellent educational facilities, ranging from nursery to secondary schools, as well as various community organizations catering to all ages. Surrounded by scenic farmland and the picturesque South Downs, this area is a haven for outdoor enthusiasts, offering numerous trails for running, cycling, and dog walking. Follow the footpath into Falmer Village and discover the iconic Amex Stadium, a testament to the area's vibrant lifestyle and recreational opportunities.



TOTAL APPROX. FLOOR AREA 68.7 SQ.M. (739 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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