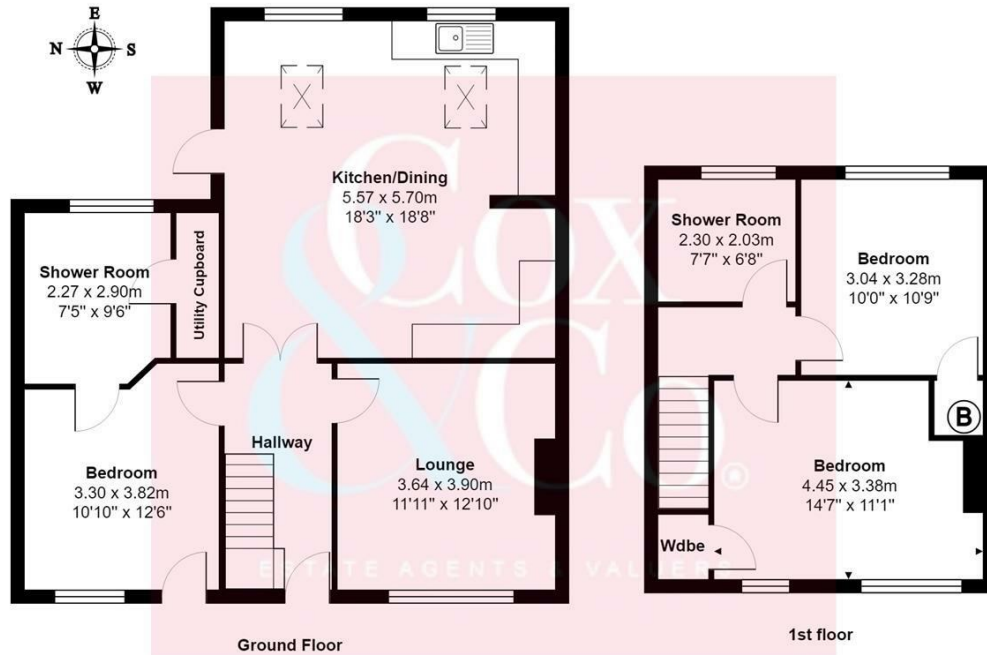




- **Extended Family Home**
- **Two bathrooms**
- **Living Room / Snug**
- **Ideal Home & Work (STP)**
- **Must Be Viewed**
- **Three Bedrooms**
- **Large Kitchen & breakfast Room**
- **Panoramic Views Over South Downs**
- **Excellent Decorative Order**
- **Potential For private Parking (STP)**

Wolseley Road, Brighton

Price: £400,000 Freehold



Total Area: 113.5 m² ... 1222 ft²

All measurements are approximate and for display purposes only

Cox & Co are pleased to offer this three-bedroom extended family home which is offered for sale in fantastic decorative order throughout.

The property has been partly adapted for a person with mobility needs including a wheelchair user.

The accommodation comprises on the Ground Floor main entrance to the hallway which leads to both the kitchen/breakfast room and the living room. There is also a second entrance door giving direct access to the ground floor bedroom/studio room which has its own very large en-suite shower with WC. This room would be ideal for anyone wanting to work from home as it would make a fantastic home studio/office which could be ideal for hairdressers or physiotherapists etc or as a 'granny annexe'.

On the First Floor, there are two double bedrooms and a spacious shower room with WC.

Outside the property has a good size front garden that is fully assessable for wheelchair users with a lift down to both entrances and the potential to create off-street parking subject to the usual consents. The rear garden also has been adapted with ramps and has a lovely, raised decking area with fantastic views across the South Downs National Park.

The property is situated in a popular and quiet residential neighbourhood, nestled between Brighton and the South Downs National Park. Coldean offers good transport links; with easy access in and out of the city centre as well as to the A27 and A23, the American Express Stadium and Brighton and Sussex Universities.

