

23 Woodland Way, Surrenden, Brighton, BN1 8BA

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Price £725,000 - Freehold

- Spacious detached family home
- Delightful through lounge/dining room
- Extended kitchen/breakfast room
- Three good size bedrooms on the first floor
- Period bathroom & separate cloakroom
- Large lawned rear garden with mature shrubs
- Rear vehicle access with vehicle standing space
- Panoramic views towards the South Downs
- Withdean Park located at the end of the street
- Exclusive to Spencer & Leigh, viewing recommended

Nestled in the tranquil Woodland Way, Patcham/Surrenden border, this spacious detached family home offers a delightful blend of comfort and charm. Spanning an impressive 1,206 square feet, the property boasts three generously sized bedrooms, making it an ideal choice for families seeking room to grow.

As you enter, you are welcomed by a generous through lounge dining room, perfect for entertaining guests or enjoying family gatherings. The extended kitchen breakfast room provides a bright and airy space for culinary adventures, with ample room for dining. The home's design ensures that natural light floods in, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the panoramic views towards the South Downs, which can be enjoyed from various vantage points within the home. The leafy green location adjacent to Withdean Park offers a serene environment, perfect for leisurely strolls or outdoor activities.

For those with vehicles, the property includes parking with rear vehicle access and with the potential for a garage or workshop, subject to consent, adding to the convenience of this lovely home.

This detached house is not just a place to live; it is a sanctuary that combines modern living with the beauty of nature. With its prime location and spacious layout, this property is a rare find in the sought-after area of the Patcham/Surrenden border. Don't miss the opportunity to make this charming house your new home.



Located adjacent to Withdean Park in a highly desirable area with far reaching views of the South Downs. OFSTED 'Outstanding' & 'Good' schools are within walking distance as are bus routes to and from the city centre. Road links and train links to London and A23 are easily accessible.







Entrance

Entrance Hallway

Living Room
13'8 x 11'10

Dining Room
12'10 x 10'11

Kitchen
15' x 10'11

Lean To
7' x 4'6

Stairs rising to First Floor

Bedroom
15' x 10'11

Bedroom
13'8 x 11'10

Bedroom
12'10 x 10'11

Family Bathroom

Separate Cloakroom/WC

OUTSIDE

Rear Garden

Property Information
Council Tax Band E: £3,152.65 2026/2027
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Hardstand and un-restricted on street parking
Broadband: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

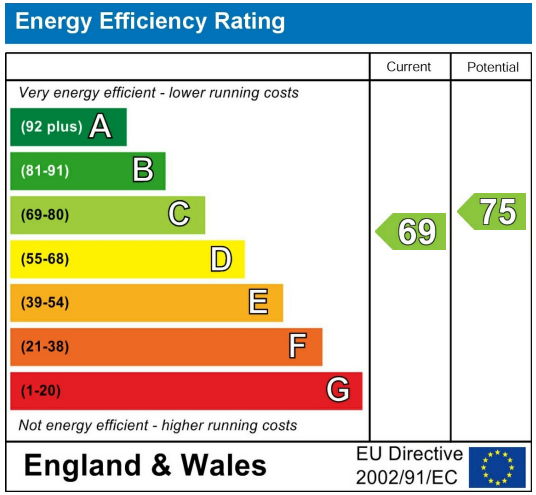








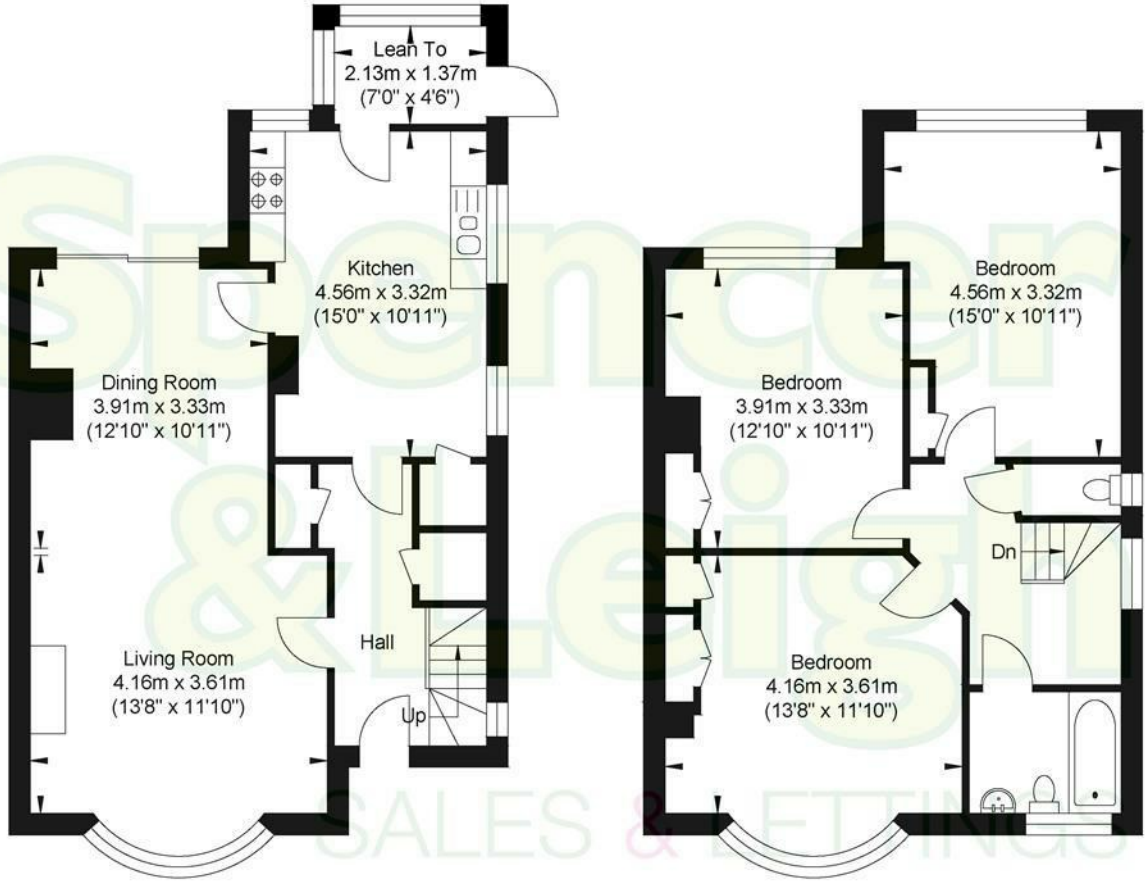
Council:- BHCC
Council Tax Band:- E



The Property Ombudsman SALES

The Property Ombudsman LETTINGS

Woodland Way



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Ground Floor
Approximate Floor Area
608.16 sq ft
(56.50 sq m)

First Floor
Approximate Floor Area
597.39 sq ft
(55.50 sq m)

Approximate Gross Internal Area = 112.0 sq m / 1205.55 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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