John Hilton

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Est 1972

McWilliam Road, Woodingdean, BN2 6BR

Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026



Total Area Approx 1567.00 sq ft

45 McWilliam Road, Woodingdean, BN2 6BE

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
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45 McWilliam Road
Woodingdean, BN2 6BE

A deceptively spacious, versatile, semi-detached, four-bedroom house having been recently updated and finished to a high standard including a new 'Vaillant' gas boiler, designed to take full advantage of the stunning downland views and ready for any family to move into.

Approached via a block-paved driveway set back from the road, the part-glazed front door opens onto a spacious entrance hall with stairs ascending to the first floor and LVT oak flooring which runs throughout the living areas.

The open-plan kitchen and living space has a dual aspect with a window and sliding patio doors which frame the stunning South Downs views. The kitchen is fitted with modern, flat-front base and wall units with Quartz marble work surfaces and a central island with seating for six people, integrated eyeline 'Neff' double oven and 'Neff' ceramic hob with inset extraction, full-height 'Bloomburg' fridge and separate full-height freezer, full-size dishwasher, and under-mounted one-and-a-half bowl sink with mixer tap. There are ample sockets to cater for modern living, dimmable inset downlights, and modern wall radiators with thermostatic controls. A separate utility room with double-glazed window has oak work surfaces and space and plumbing for a washing machine and tumble dryer.

Additionally, there is a separate reception room with double-glazed window overlooking the rear garden, with neutral carpet and ample socket points.

The modern family shower room comprises a walk-in shower with rainfall shower head and a separate shower attachment to the thermostatically controlled shower, a wall-mounted vanity unit with inset wash basin and co-ordinating splashback tiling with shower, and WC having a concealed cistern. A heated towel rail, inset downlights, and mirror with surround lighting provide the perfect finish.

To the front of the house you have two double bedrooms, one with a dual aspect including a double-glazed bay window, finished with inset downlights and oak doors, as fitted throughout the property.

The bright first-floor landing has a Velux window which adds light to the hall and stairwell, and two further spacious double bedrooms with a dual aspect – one with sea views and views across the South Downs, the other having South Downs views and an en-suite shower room with two double-glazed windows, double walk-in shower, marble-effect tiling, vanity unit with inset wash basin, and WC with concealed cistern – along with access to the eaves storage space.

There is a family bathroom, finished to the same high standard and finish, comprising a bath with mixer tap and thermostatic shower over, vanity unit with inset wash basin, and WC with concealed cistern.

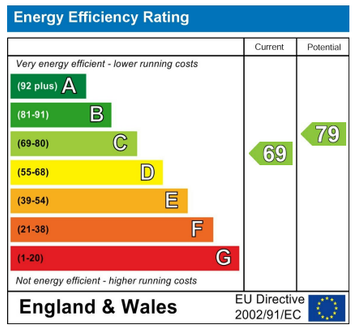
Outside you have a good-sized patio area that wraps round to the side, and a low-maintenance garden with walled and fenced boundaries, taking full advantage of the stunning views which you won't be able to take your eyes off! There is also gated side access, outside lighting, and an outside tap.

Located just a short walk from local amenities including convenience stores, cafes and take-aways on Warren Road, as well as the Downs Hotel serving hearty pub food, and two local primary schools. There are regular bus services to neighbouring Rottingdean Village and beach and to Brighton city centre with its mainline train station, and you have easy access to the A27 and A23 road networks taking you to London and beyond.









Council Tax Band: **E**

- Semi-Detached
- Four Double Bedrooms
- Two Receptions
- Modern, Open-Plan Kitchen/Dining/Living Space
- Separate Utility Room
- Three Bathrooms (One En-Suite)
- Double-Glazing Throughout
- Off-Road Parking
- South Downs & Sea Views
- NO ONWARD CHAIN

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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