

**3 Bed House
located in
Grove Mews, Woodingdean,
Brighton**

MyHaus.

1 Grove Mews

Woodingdean

Brighton

BN2 6RN



Offers In The Region Of £710,000

Tucked away at the foot of the South Downs, this is an exclusive collection of architecturally designed eco homes that offer a rare balance of countryside tranquillity and coastal living. Surrounded by greenery and nature, these homes feel a world away from the pace of the city, yet Brighton's vibrant centre and seafront remain within easy reach.

Carefully crafted to complement their woodland-inspired setting, Grove Mews blends striking contemporary architecture with a thoughtful approach to sustainability. Living roofs encourage biodiversity. Nest smart heating controls and energy-efficient systems help reduce environmental impact without compromising on comfort or style. The ground floor provides generous bedrooms, a beautifully appointed family bathroom and additional adaptable space ideal for home working, hobbies, wellness or guest accommodation.

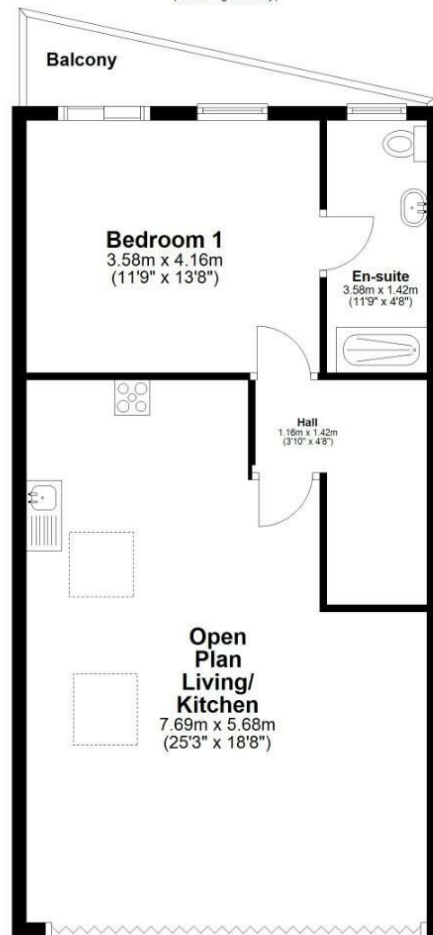
The first floor is dedicated to open-plan living. A beautifully designed kitchen sits at the heart of the home, featuring high-specification German cabinetry, integrated appliances and a central breakfast bar perfect for everyday living and entertaining alike. Beyond, expansive bifold doors open onto a private terrace and garden, creating a seamless connection between inside and out.

The principal suite is complete with a luxurious en-suite shower room and a balcony overlooking the surrounding landscape the perfect spot for a morning coffee or evening glass of wine.



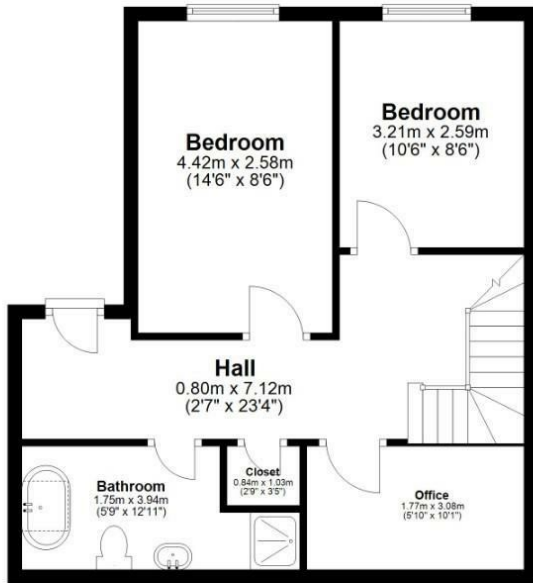
Grove Mews

Approx. 60.5 sq. metres (650.8 sq. feet)
(excluding Balcony)



Grove Mews

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 108.1 sq. metres (1163.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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