



**Offers In
Excess Of
£600,000
Freehold**

3x  2x  2x 

**Balsdean Road,
Woodingdean, Brighton,
East Sussex, BN2**

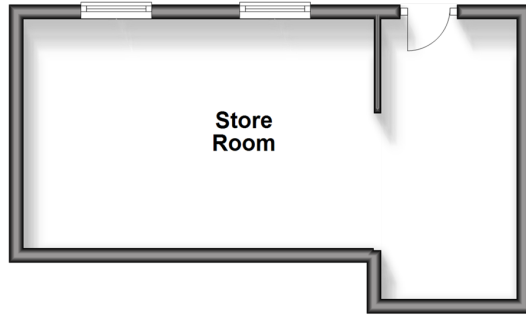
OVER 60?

Secure this property
for up to **59% less!**

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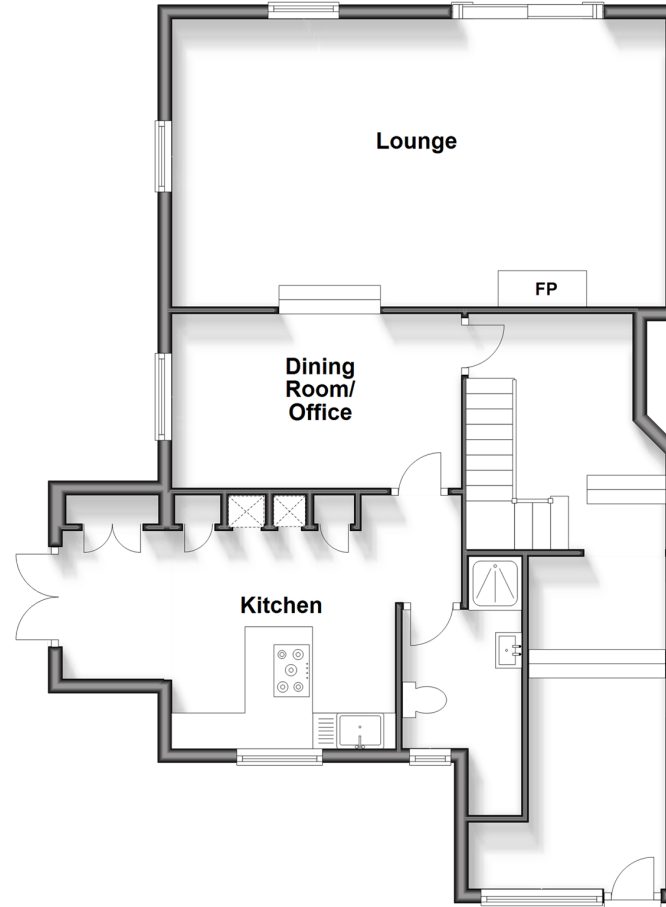
Basement

Approx. 23.8 sq. metres (256.6 sq. feet)



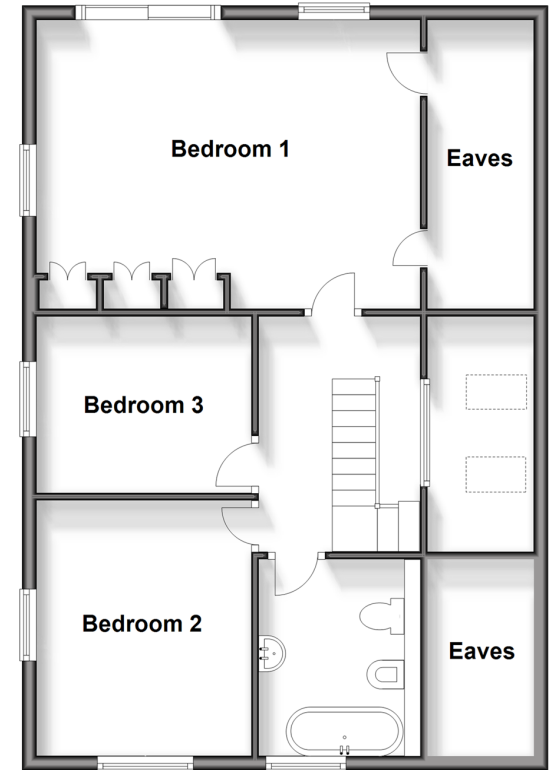
Ground Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Accommodation

BASEMENT

Store Room: 22'6 x 10'4 (6.86m x 3.15m)

GROUND FLOOR

Entrance Hall

Lounge: 22'6 x 13'0 (6.86m x 3.97m)

Dining Room/ Office : 13'11 x 7'11 (4.24m x 2.41m)

Kitchen: 18'0 x 11'3 (5.49m x 3.43m)

Shower Room/Utility Room : 10'11 x 6'5 (3.33m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1: 18'0 x 13'1 (5.49m x 3.99m)

Bedroom 2: 11'6 x 9'11 (3.51m x 3.02m)

Bedroom 3: 9'11 x 7'10 (3.02m x 2.39m)

Bathroom

Eaves

OUTSIDE

Studio: 21'0 x 12'0 (6.41m x 3.66m)

Front and Rear Garden

2 Parking Bays



Main features

- Impressive family home with coastal views situated on a large plot
- 22-foot lounge, formal dining room and office space
- Landscaped rear garden with lighting, a large balcony, several patio areas and detached studio with heating and electricity.
- Landscaped front garden with 2 parking bays
- Handy basement/work room or storage area



Nearest Schools

Primary Schools: Woodingdean Primary 0.5 miles, Rudyard Kipling Primary 0.8 miles, St Margaret's CofE Primary, Rottingdean 2.2 miles

Secondary Schools: Longhill High School 2.2 miles.



Transport Information

Train Stations: Moulsecoomb 3.2 miles, Falmer 3.3 miles, London Road 3.6 miles, Brighton 3.6 miles



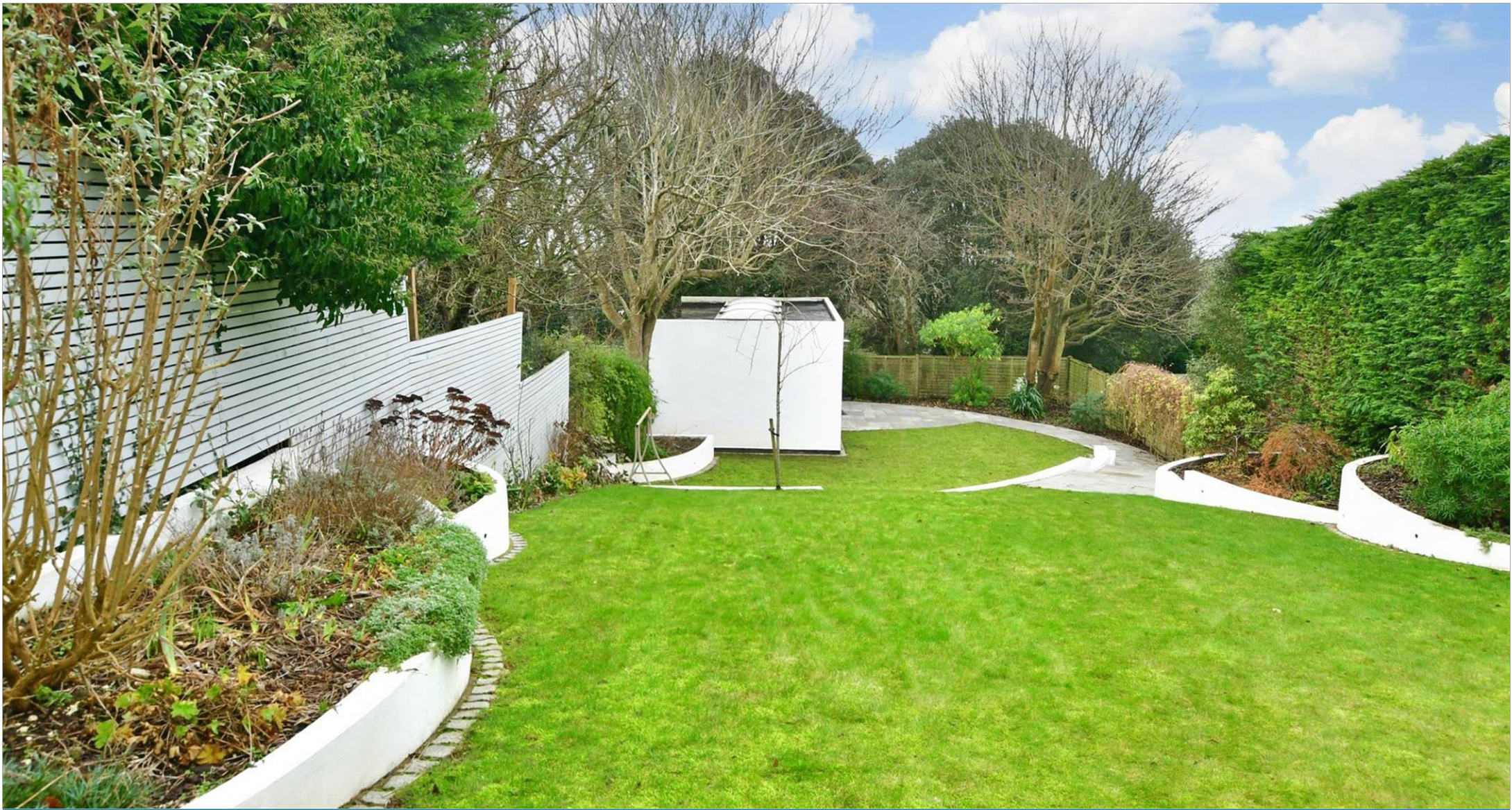
Address

Balsdean Road, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(48)	C(72)

32507942/20240906/LM/JON