



Guide Price
£375,000

Freehold

3x  1x  1x 

**Downs Valley Road,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- No onward chain
- Rear Garden
- Large sunny aspect lounge with decked terrace adjacent
- Sunny aspect balcony adjacent to principal bedroom with views to the south downs
- Modern fitted kitchen

Accommodation

GROUND FLOOR

- Garage
- Entrance Porch
- Kitchen: 14'11 x 9'6 (4.55m x 2.90m)
- Lounge: 17'4 x 15'0 (5.29m x 4.58m)

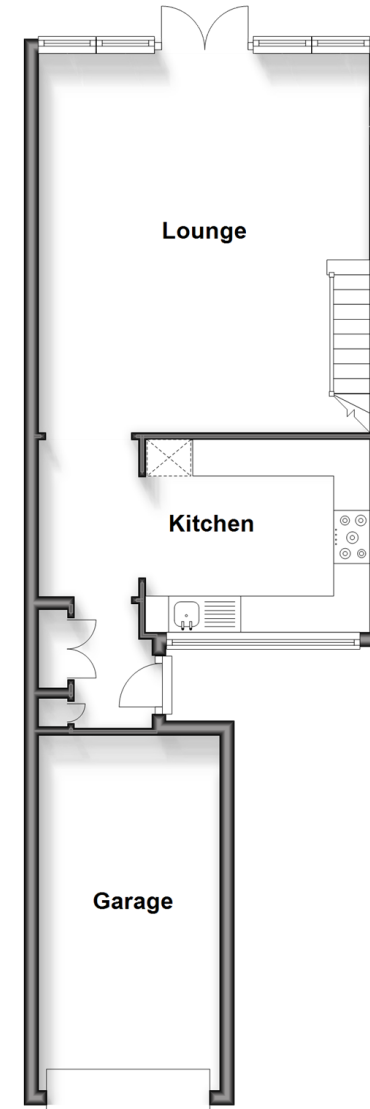
FIRST FLOOR

- Bedroom 1: 15'1 x 8'11 (4.60m x 2.72m)
- Balcony
- Bedroom 2: 12'5 x 8'7 (3.79m x 2.62m)
- Bedroom 3: 9'5 x 6'1 (2.87m x 1.86m)
- Bathroom

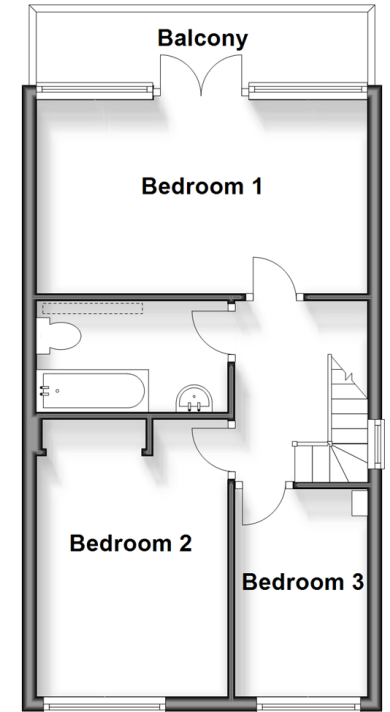
OUTSIDE

- Front and Rear Gardens
- Driveway

Ground Floor
Approx. 51.2 sq. metres (550.9 sq. feet)



First Floor
Approx. 37.8 sq. metres (406.8 sq. feet)



Call Woodingdean - 01273 606121 ■ 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.



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