



Price
£550,000

Freehold

3x  2x  1x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Impressive sized chalet bungalow offering in excess of 1330sq ft of bright and spacious accommodation
- Large lounge diner with views to the garden
- Combined kitchen/dining area
- Large rear garden

Accommodation

GROUND FLOOR

Entrance Hall: 19'4 x 13'11 (5.90m x 4.24m)
 Lounge / Diner: 19'6 x 13'5 (5.95m x 4.09m)
 Kitchen / Diner: 21'2 x 10'11 (6.46m x 3.33m)
 Rear Porch: 7'10 x 4'5 (2.39m x 1.35m)
 Bedroom 2: 14'5 x 10'11 (4.40m x 3.33m)
 Bedroom 3: 10'9 x 10'1 (3.28m x 3.08m)
 Bathroom

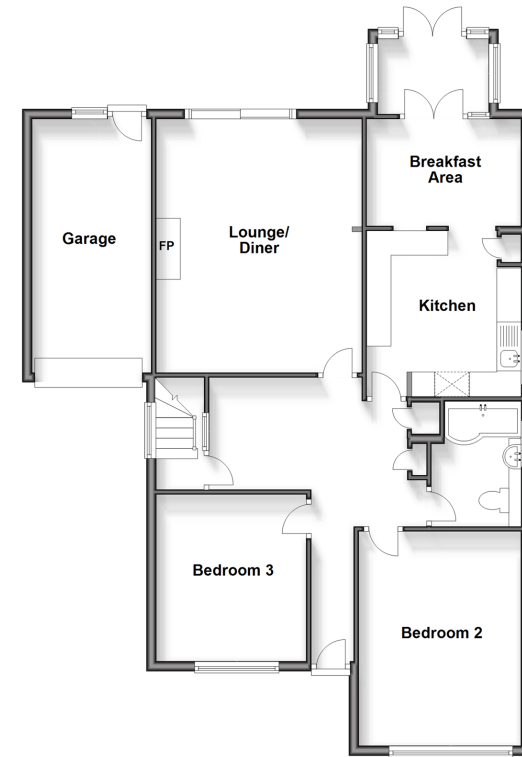
FIRST FLOOR

Bedroom 1: 17'0 x 16'1 (5.19m x 4.91m)
 En suite shower room

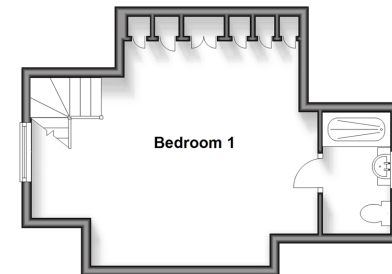
OUTSIDE

Rear garden
 Garage
 Driveway

Ground Floor
 Approx. 92.9 sq. metres (999.5 sq. feet)



First Floor
 Approx. 28.7 sq. metres (309.3 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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