



Guide Price
£450,000

Freehold

3x  1x  2x 

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

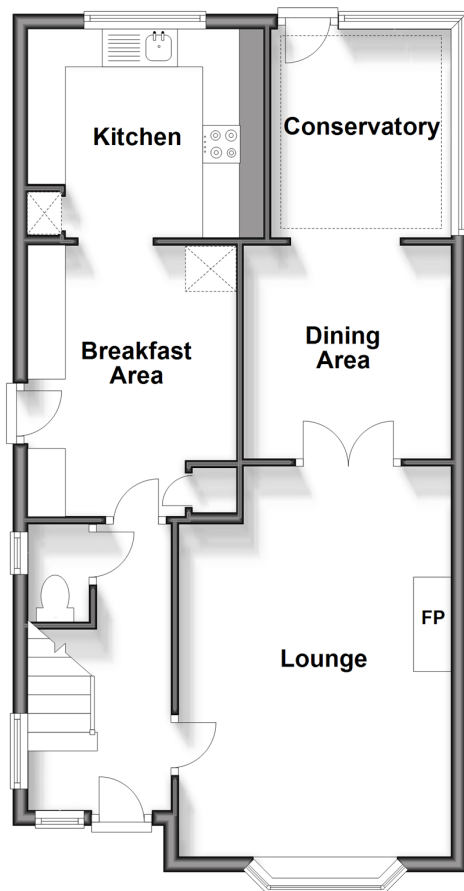
OVER 60?

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

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Ground Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



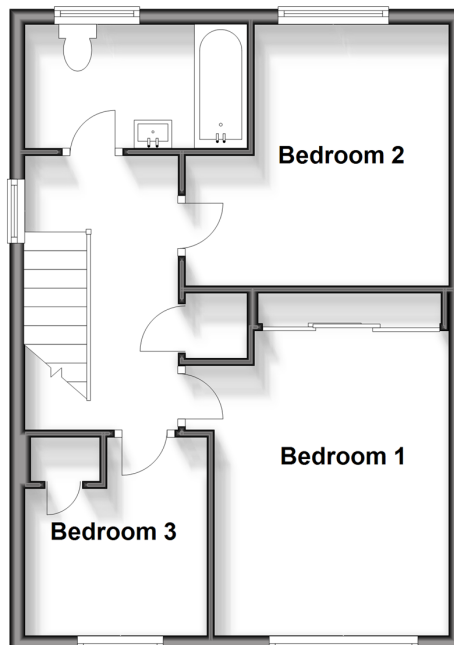
Lower Ground Floor

Approx. 18.0 sq. metres (193.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Accommodation

LOWER GROUND FLOOR

Garage: 17'1 x 10'9 (5.21m x 3.28m)

GROUND FLOOR

Entrance Hall

Lounge: 17'1 x 11'10 (5.21m x 3.61m)

Dining Area: 9'5 x 9'3 (2.87m x 2.82m)

Breakfast Area: 11'5 x 8'9 (3.48m x 2.67m)

Kitchen: 9'4 x 8'0 (2.85m x 2.44m)

Conservatory : 9'9 x 6'11 (2.97m x 2.11m)

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 12'9 x 10'5 (3.89m x 3.18m)

Bedroom 2: 11'5 x 11'5 (3.48m x 3.48m)

Bedroom 3: 8'9 x 7'11 (2.67m x 2.41m)

Bathroom

OUTSIDE

Front and Rear Gardens

Driveway



Main features

- Extended family home, newly installed kitchen & bathroom
- Open plan lounge/dining area with conservatory adjacent
- 2-part kitchen incorporating a breakfast area
- Large rear garden with elevated decking boasting stunning downland views
- Front garden, garage, and driveway



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.4 miles, Woodingdean Primary 1.0 miles, St Margaret's CofE Primary, Rottingdean 2.1 miles

Secondary Schools: Longhill High School 1.5 miles.



Transport Information

Train Stations: Moulsecoomb 3.7 miles, Falmer 3.7 miles, Preston Park 3.9 miles



Address

Batemans 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: D(64) POTENTIAL: C(30)

32505519/20241021/JON/JON