



Price
£425,000

Freehold

4x  2x  1x 

**Kevin Gardens,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- A well-presented modern family home built circa 2007
- Large open plan living area with kitchen/diner adjacent
- All bedrooms are double in size with built in wardrobes/storage
- Integral garage with driveway to front, lovely mature garden to rear
- Quiet cul-de-sac location, no onward chain

Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 21'1" x 10'8" (6.43m x 3.25m)
Kitchen/Diner: 17'5" x 9'1" (5.31m x 2.77m)
Shower Room
Garage: 16'4" x 8'8" (4.98m x 2.64m)

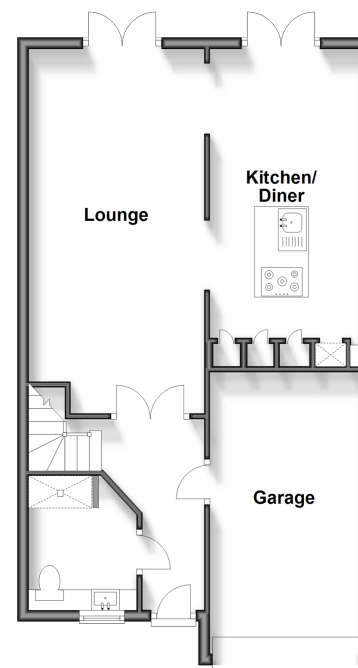
FIRST FLOOR

Landing
Bedroom 1: 15'2" x 8'8" (4.63m x 2.64m)
Bedroom 2: 14'3" x 10'10" (4.35m x 3.30m)
Bedroom 3: 12'0" x 10'10" (3.66m x 3.30m)
Bedroom 4: 8'8" x 7'10" (2.64m x 2.39m)
Bathroom

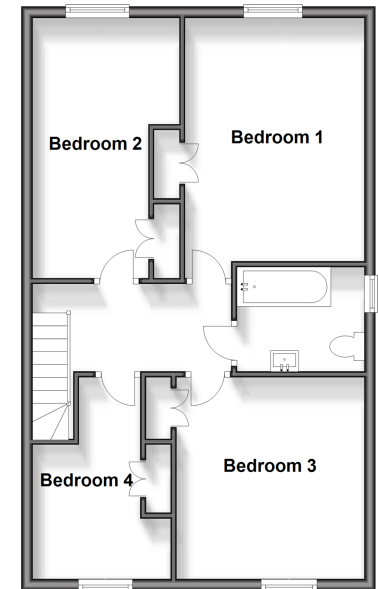
OUTSIDE

Driveway
Rear Garden

Ground Floor
Approx. 60.9 sq. metres (655.7 sq. feet)



First Floor
Approx. 58.8 sq. metres (633.3 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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