



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Cowley Drive,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Well-presented extended family home with front, side & rear gardens, decorative pergola, hot tub & several garden sheds included in sale
- Modern kitchen, cosy lounge, formal dining room
- 4-piece bathroom suite
- Large block paved driveway to front & side of house
- Solar panels

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 18'0 x 13'7 (5.49m x 4.14m)  
 Lounge: 18'1 x 10'6 (5.52m x 3.20m)  
 Dining Room: 13'3 x 11'0 (4.04m x 3.36m)

### FIRST FLOOR

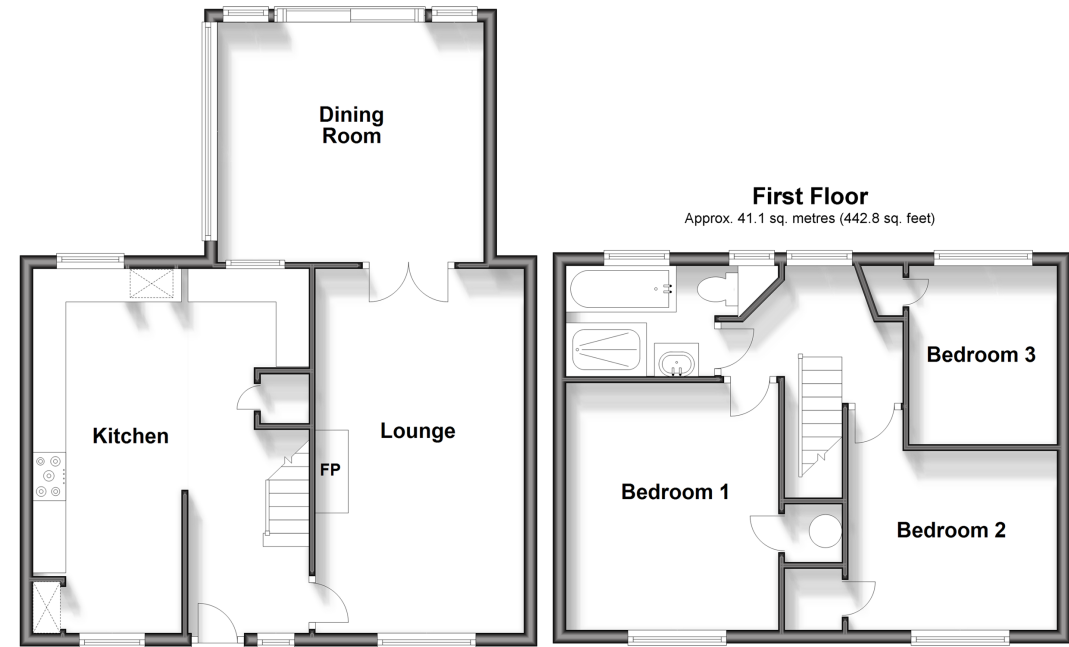
Landing  
 Bedroom 1: 12'3 x 10'6 (3.74m x 3.20m)  
 Bedroom 2: 10'7 x 8'11 (3.23m x 2.72m)  
 Bedroom 3: 9'0 x 7'7 (2.75m x 2.31m)  
 Bathroom

### OUTSIDE

Front, Side and Rear Gardens  
 Blocked Paved Driveway  
 Hot Tub  
 Garden Sheds  
 Solar Panels  
 Electric Car Charger

### Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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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