



Guide Price

£450,000

Freehold

3x  1x  1x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Bright & spacious family home, potential to extend STPP**
- **Well-presented throughout**
- **Large lounge, kitchen and conservatory**
- **All bedrooms – double in size**
- **Garage & driveway, NO CHAIN**

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 16'5 x 12'3 (5.01m x 3.74m)

Kitchen: 11'11 x 9'8 (3.63m x 2.95m)

Bedroom 1: 11'2 x 9'8 (3.41m x 2.95m)

Bedroom 2: 11'9 x 9'1 (3.58m x 2.77m)

Bedroom 3: 9'1 x 8'4 (2.77m x 2.54m)

Bathroom

Conservatory: 9'1 x 6'9 (2.77m x 2.06m)

Garage: 15'9 x 10'4 (4.80m x 3.15m)

OUTSIDE

Front and Rear Gardens

Driveway

Ground Floor
Approx. 93.8 sq. metres (1009.5 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



32508040/20241113/LM/JON