



**Price**  
**£330,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious end of terrace home in need of some updating
- Front, side & rear gardens
- Driveway
- Adjacent to the beautiful South Downs
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge/Diner: 17'11 x 12'8 (5.46m x 3.86m)

Kitchen : (L-shaped) 8'6 x 7'7 (2.59m x 2.31m) plus 8'8 x 4'11 (2.64m x 1.50m)

### FIRST FLOOR

Landing

Bedroom 1: 16'4 x 11'1 (4.98m x 3.38m)

Bedroom 2: 11'7 x 9'7 (3.53m x 2.92m)

Bathroom

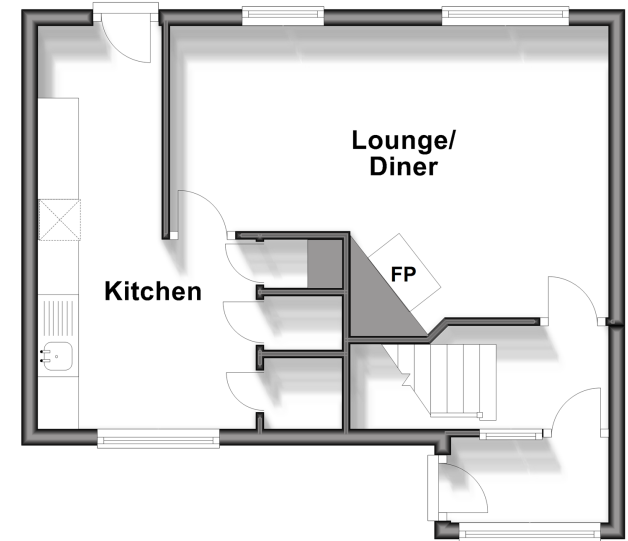
### OUTSIDE

Front, Side and Rear Gardens

Driveway

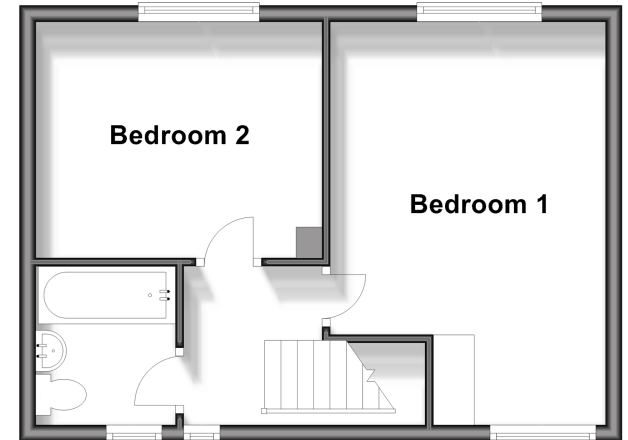
## Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



## First Floor

Approx. 34.3 sq. metres (368.9 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
- 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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