



Guide Price
£425,000

Freehold

3x  1x  1x 

**Kipling Avenue,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Spacious family home with large rear garden and detached conservatory
- Lounge/diner, with kitchen adjacent
- Family bathroom, separate cloakroom
- Garage & driveway
- No onward chain

Accommodation

Ground Floor

Entrance Hallway: 10'9 x 5'9 (3.28m x 1.75m)
 Lounge: 16'6 x 12'7 (5.03m x 3.84m)
 Kitchen: 13'7 x 10'7 (4.14m x 3.23m)
 Garage

FIRST FLOOR

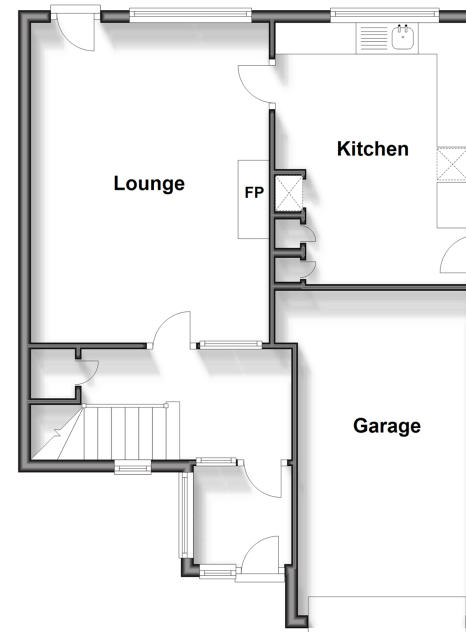
Bedroom 1: 17'4 x 11'4 (5.29m x 3.46m)
 Bedroom 2: 11'4 x 10'1 (3.46m x 3.08m)
 Bedroom 3: 10'4 x 9'8 (3.15m x 2.95m)
 Bathroom
 Cloakroom

OUTSIDE

Front and Rear Gardens
 Free Standing Conservatory
 Driveway

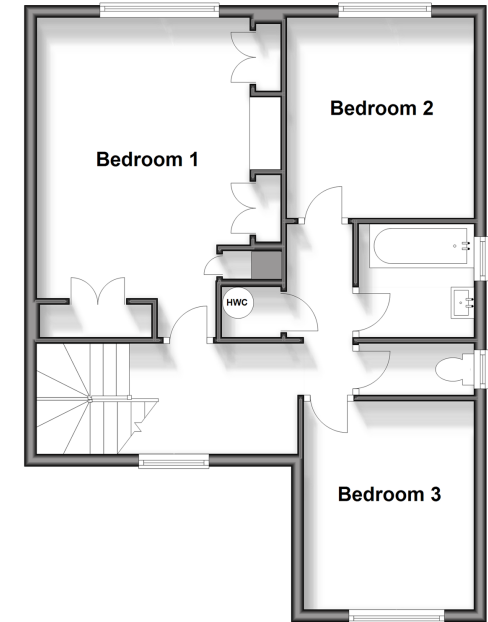
Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 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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