



Guide Price
£500,000

Freehold

3x  1x  1x 

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

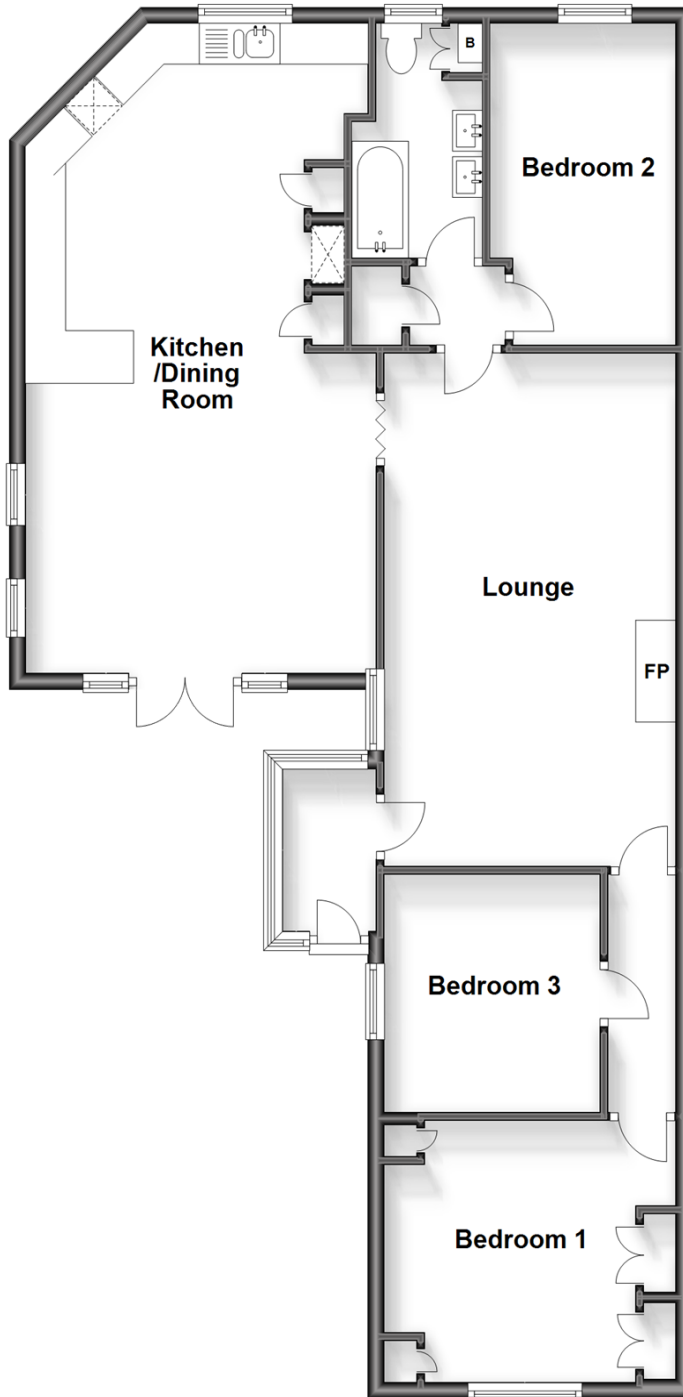
OVER 60?

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

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Ground Floor

Approx. 97.2 sq. metres (1046.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 20'9 x 11'8 (6.33m x 3.56m)

Kitchen/Dining Room : 22'7 x 13'7 at widest point (6.89m x 4.14m)

Inner Hallway

Bedroom 1: 12'11 x 7'5 (3.94m x 2.26m)

Bedroom 2: 11'6 into fitted wardrobes x 10'5 (3.51m x 3.18m)

Bedroom 3: 9'6 x 8'8 (2.90m x 2.64m)

Bathroom

OUTSIDE

Front Garden

Rear Garden

Garage and Driveway

Summer House With Side Porch



Main features

- Well-presented family home with bright & spacious accommodation
- Cosy lounge with open fire
- Impressive 23-foot dining kitchen
- All bedrooms are double in size
- Beautiful mature gardens to front & rear
- Garage & driveway (garage currently split into a large workshop with separate storage area)



Nearest Schools

Primary Schools: Woodingdean Primary 0.9 miles, Coombe Road Primary 1.4 miles, St Mark's CofE Primary 1.5 miles

Secondary Schools: Downs View Special School 0.9 miles,



Transport Information

Train Stations: Moulsecoomb 2.2 miles, London Road 2.6 miles, Brighton 2.6 miles



Address

Downland Road, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.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.

EPC RATING

CURRENT:	POTENTIAL:
D(68)	B(33)

32507920/20240919/JON/JON