



Guide Price
£350,000

Freehold

2x  1x  1x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Bright and spacious, well-presented family home
- Open plan living area, modern fitted kitchen
- Both bedrooms are double in size, modern bathroom suite
- Stunning gardens with wonderful views, garden home office
- Garage & driveway

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge: 22'3 x 11'3 (6.79m x 3.43m)
 Dining Area: 9'11 x 8'11 (3.02m x 2.72m)
 Kitchen: 16'3 x 11'2 (4.96m x 3.41m)

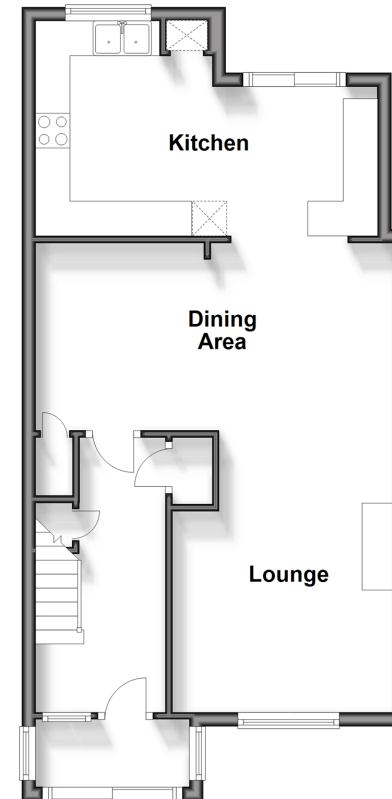
FIRST FLOOR

Bedroom 1: 14'8 x 9'7 (4.47m x 2.92m)
 Bedroom 2: 12'4 x 9'2 (3.76m x 2.80m)
 Bathroom

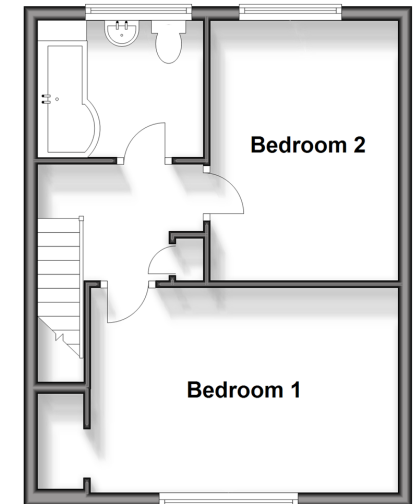
OUTSIDE

Front and Rear Gardens
 Garden Home Office : 7'5 x 5'5 (2.26m x 1.65m)
 Garage
 Driveway

Ground Floor
 Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor
 Approx. 35.7 sq. metres (384.7 sq. feet)



Call Woodingdean - 01273 606121 ■ 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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