



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Downsway,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Charming, detached bungalow in need of some cosmetic updating
- Through lounge/dining area, conservatory
- Mature gardens to front & rear, rear gated access on to Falmer Road
- Sought after North Woodingdean location
- Garage & driveway, NO CHAIN

## Accommodation

### GROUND FLOOR

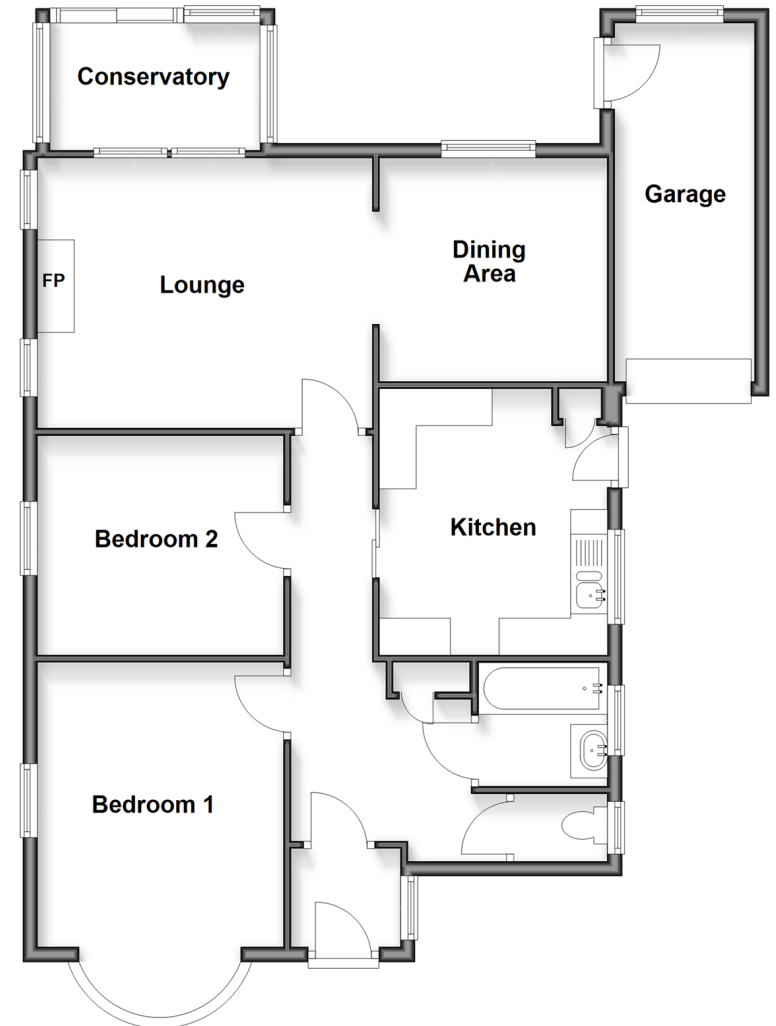
Entrance Porch  
 Entrance Hallway  
 Lounge: 15'0 x 11'11 (4.58m x 3.63m)  
 Dining Area: 10'0 x 9'10 (3.05m x 3.00m)  
 Kitchen: 11'9 x 10'0 (3.58m x 3.05m)  
 Bedroom 1: 14'10 x 10'11 (4.52m x 3.33m)  
 Bedroom 2: 10'11 x 9'10 (3.33m x 3.00m)  
 Bathroom  
 Toilet  
 Conservatory: 9'5 x 5'8 (2.87m x 1.73m)

### OUTSIDE

Front & Rear Gardens  
 Garage  
 Driveway

### Ground Floor

Approx. 94.6 sq. metres (1018.4 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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