



Guide Price
£680,000

Freehold

5x  2x  1x 

**Channel View Road,
Woodingdean, Brighton,
East Sussex, BN2**

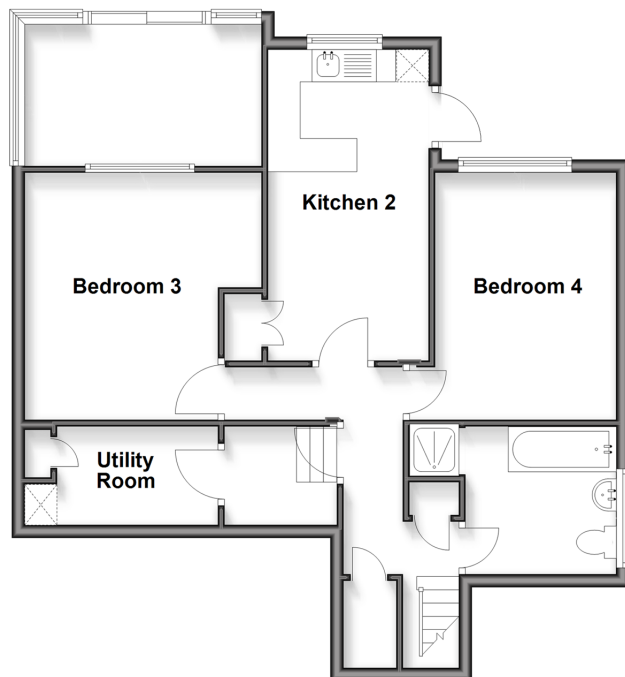
OVER 60?

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

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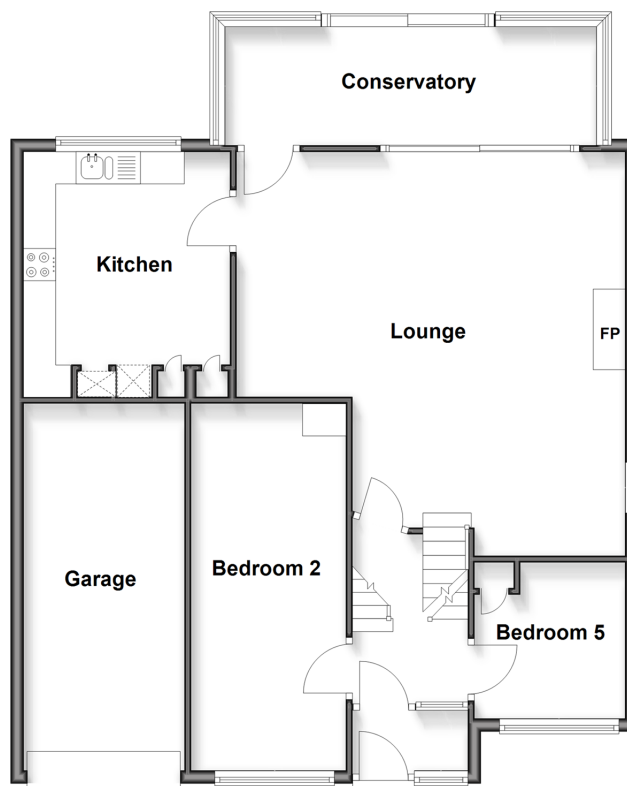
Split Level Lower Ground Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



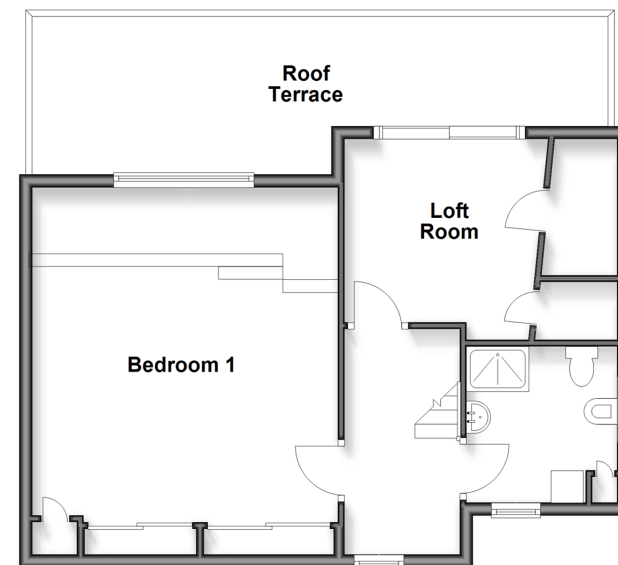
Split Level Ground Floor

Approx. 99.0 sq. metres (1065.2 sq. feet)



Split Level First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Accommodation

SPLIT LEVEL LOWER GROUND FLOOR

Hallway
Bedroom 3: 12'0 x 9'2 (3.66m x 2.80m)
Kitchen 2: 15'11 x 8'2 (4.85m x 2.49m)
Bedroom 4: 12'8 x 10'5 (3.86m x 3.18m)
Utility Room : 14'1 x 5'0 (4.30m x 1.53m)
Bathroom

Hallway

Lounge: 20'9 x 20'1 (6.33m x 6.13m)
Kitchen: 12'5 x 10'5 (3.79m x 3.18m)
Bedroom 2: 18'6 x 7'11 (5.64m x 2.41m)
Bedroom 5: 8'8 x 7'8 (2.64m x 2.34m)
Conservatory: 19'6 x 6'10 (5.95m x 2.08m)
Garage

SPLIT LEVEL GROUND FLOOR

SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 16'8 x 14'4 (5.08m x 4.37m)
Shower Room
Loft Room: 10'2 x 9'2 (3.10m x 2.80m)
Roof Terrace

Rear Garden

Cellar

OUTSIDE

Driveway
Garden Room : 12'3 x 9'8 (3.74m x 2.95m)



Main features

- Impressive 3 storey family home offering versatile accommodation
- Potential for self-contained annex/flat
- Garage, large driveway, cellar, garden room, conservatory & roof terrace
- Panoramic coastline views
- Large rear garden, no onward chain



Nearest Schools

Primary Schools: Woodingdean Primary 0.2 miles, Rudyard Kipling Primary 0.8 miles

Secondary Schools: Ovingdean Hall School 1.1 miles, Longhill High School 1.3 miles



Transport Information

Train Stations: Moulsecoomb 2.5 miles, Brighton 2.9 miles, London Road 3.0 miles



Address

Channel View 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



■ 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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