



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Sought after location backing on to the South Downs
- Stunning views
- Close to local amenities
- Driveway
- No chain

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 10'3 x 8'3 (3.13m x 2.52m)

Dining Room: 11'3 x 10'3 (3.43m x 3.13m)  
narrowing to 10'2 x 7'5 (3.10m x 2.26m)

Bedroom 1: 13'9 x 11'4 (4.19m x 3.46m)

Cloakroom

Shower Room

Bedroom 2: 14'2 x 10'7 (4.32m x 3.23m)

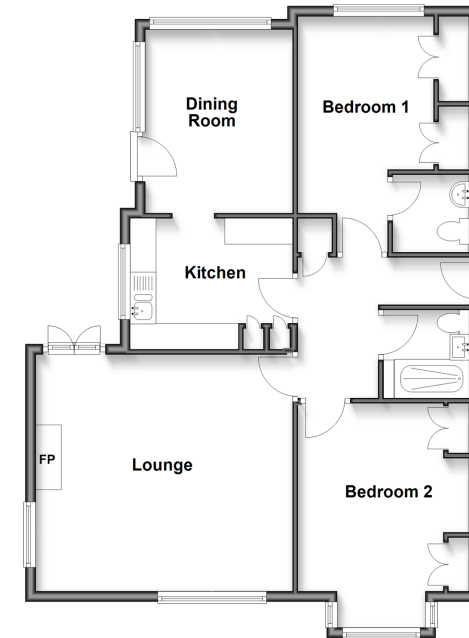
### OUTSIDE

Front & Rear Gardens

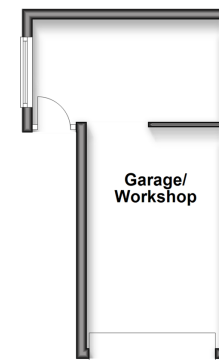
### OUTBUILDING

Garage/Workshop: 24'5 x 8'4 (7.45m x 2.54m)

**Ground Floor**  
Approx. 80.5 sq. metres (866.4 sq. feet)



**Outbuilding**  
Approx. 18.5 sq. metres (198.8 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 50% less, by purchasing a Lifetime Lease



32508148/20251209/KK/KK