



**Guide Price**  
**£400,000**

**Freehold**

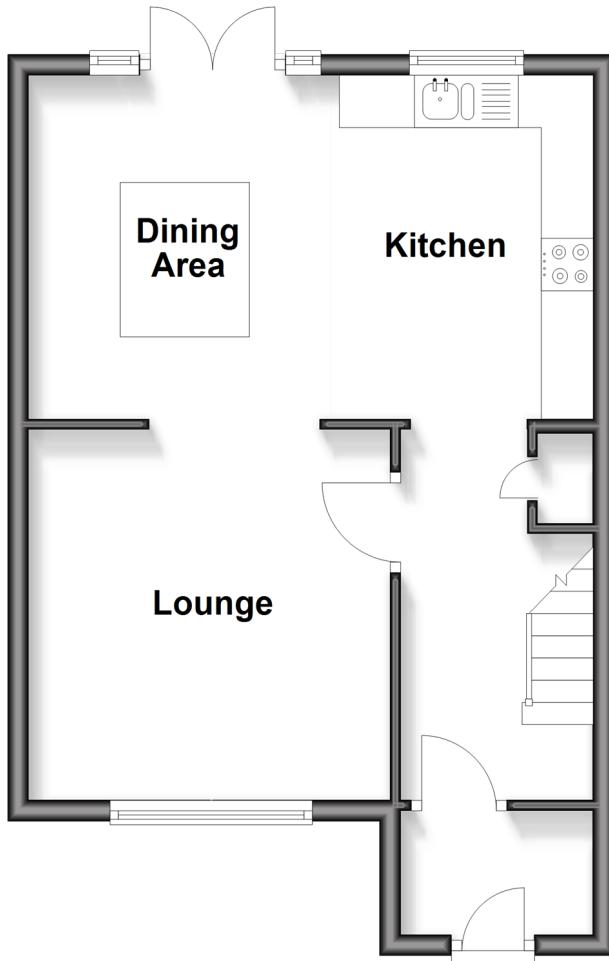
3x 1x 1x

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

**cubitt & west**  
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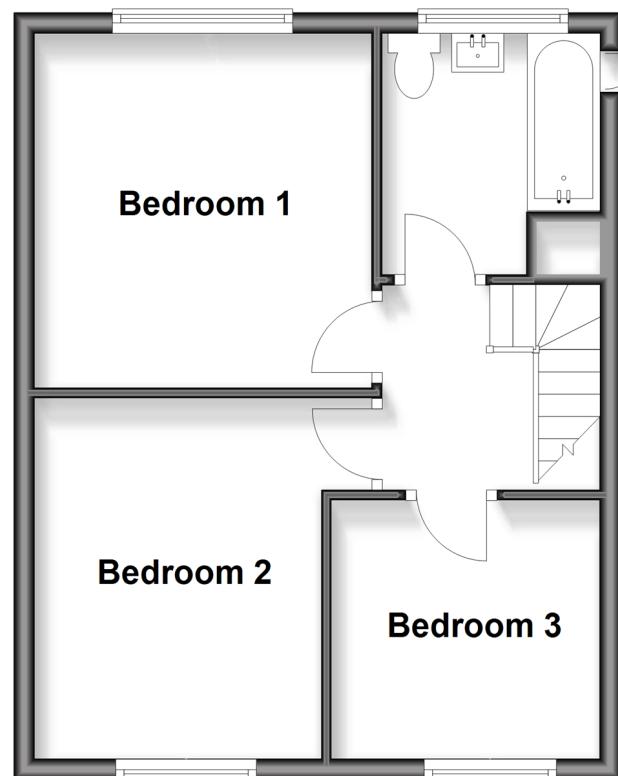
## Ground Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge: 12'8 x 12'2 (3.86m x 3.71m)

Dining Area : 12'4 x 9'11 (3.76m x 3.02m)

Kitchen: 11'7 x 9'2 (3.53m x 2.80m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'11 (3.38m x 3.33m)

Bedroom 2: 11'11 x 10'11 (3.63m x 3.33m)

Bedroom 3: 8'9 x 8'6 (2.67m x 2.59m)

Bathroom

### OUTSIDE

Front & Rear Gardens



## Main features

- **Modern & stylish family home**
- **Open plan living area**
- **Sunny rear garden with large decked area**
- **Downland & sea views**
- **Popular location, close to shops, schools and bus routes**
- **Chain free**

### Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.8 miles, Woodingdean Primary 1.3 miles, St Margaret's CofE Primary, Rottingdean 1.6 miles

Secondary Schools: Longhill High School 1.0 miles

### Transport Information

Train Stations: Moulsecoomb 4.0 miles, Falmer 4.0 miles, Preston Park 4.1 miles

### Address

Donnington 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](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 50% less, by purchasing a Lifetime Lease.



CURRENT:  
C(77) ■ POTENTIAL:  
B(89)  
32507898/20251023/KK/JON