



OVER 60?
Secure this property
for up to **59% less!**

Price

£800,000

Freehold

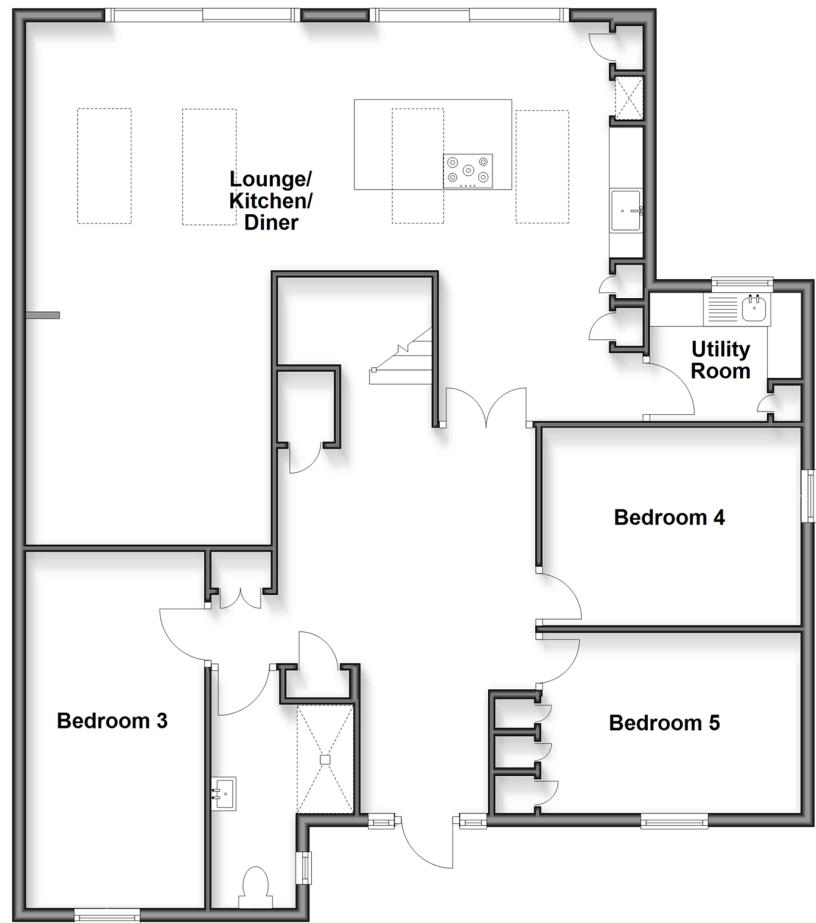
5x 3x 1x

**Millyard Crescent,
Woodingdean, Brighton,
East Sussex, BN2**

cubitt & west
Helping you move forwards

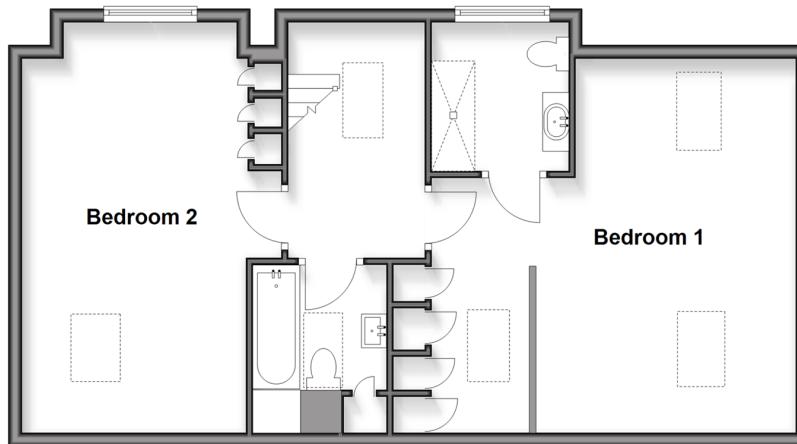
Ground Floor

Approx. 130.9 sq. metres (1409.2 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.2 sq. feet)



Accommodation

GROUND FLOOR

Hallway: 18'7" x 16'1" at widest point (5.67m x 4.91m)

Lounge, Kitchen, Diner: 27'9" x 19'5" (8.46m x 5.92m)

Utility Room: 7'11" x 6'2" (2.41m x 1.88m)

Bedroom 4: 12'7" x 9'5" (3.84m x 2.87m)

Bedroom 5: 12'10" x 8'11" (3.91m x 2.72m)

Bedroom 3: 17'6" x 8'8" (5.34m x 2.64m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 18'1" x 12'10" (5.52m x 3.91m)

Dressing Area: 7'10" x 4'9" (2.39m x 1.45m)

En-Suite Shower Room

Bedroom 2: 20'3" x 12'4" (6.18m x 3.76m)

Bathroom

OUTSIDE

Large Block Paved Driveway

Rear Garden

Side Patio



Main features

- **Modern family home boasting circa 2135 sq. ft. of luxurious accommodation**
- **Large open plan living area, separate utility room**
- **Bedroom 1 en-suite**
- **Landscaped rear garden, paved side patio, large block paved driveway**
- **Approximately 5 years remaining on new build warranty, NO CHAIN!**

Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.7 miles, Woodingdean Primary 0.8 miles, St Mark's CofE Primary 1.8 miles.

Secondary Schools: Longhill High School 1.4 miles.

Transport Information

Train Stations: Moulsecoomb 3.5 miles, Falmer 3.5 miles, Preston Park 3.7 miles

Address

Millyard Crescent, 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 50% less, by purchasing a Lifetime Lease.



CURRENT:
B(86) POTENTIAL:
A(92)
32508226/20250911/DS/JON