



**Price**

**£800,000**

**Freehold**

5x  3x  1x 

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

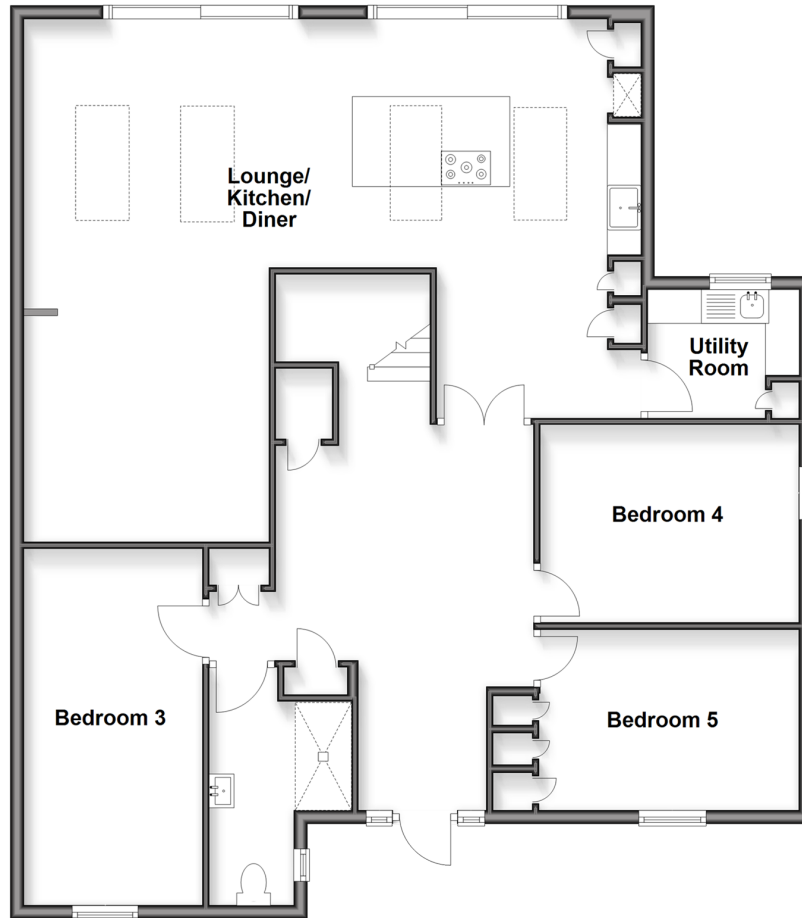
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

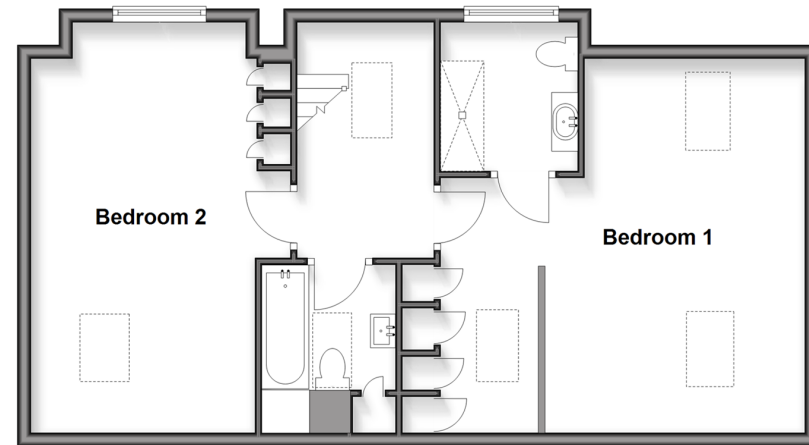
## Ground Floor

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.





**cubitt&west**  
Helping you move forwards

Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://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.



32508226/20250911/DS/JON