



Guide Price
£550,000

Freehold

4x  2x  1x 

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

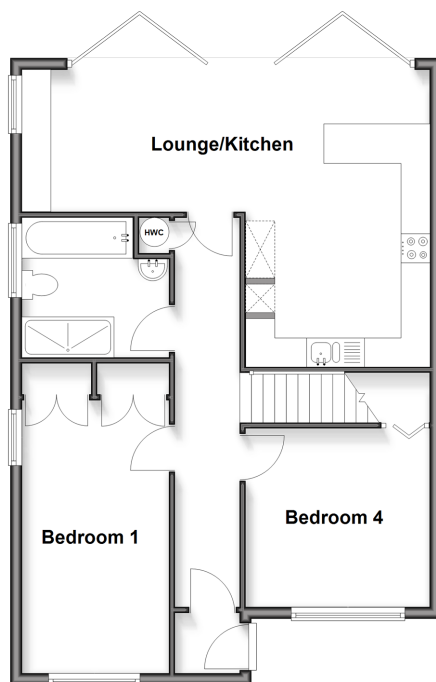
OVER 60?

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

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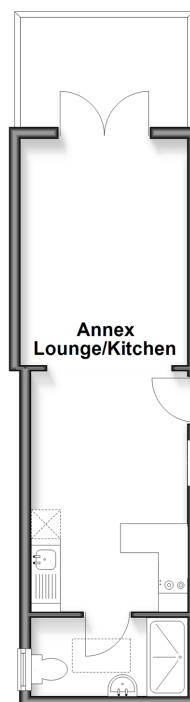
Ground Floor

Approx. 69.4 sq. metres (747.5 sq. feet)



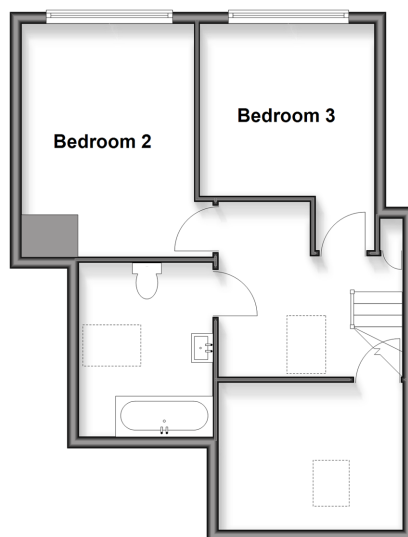
Outbuilding

Approx. 26.6 sq. metres (285.8 sq. feet)



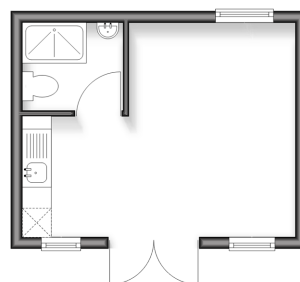
First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Outbuilding 2

Approx. 17.4 sq. metres (187.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge/Kitchen: (L-shaped) 23'0 x 7'8 (7.02m x 2.34m) plus 10'5 x 8'6 (3.18m x 2.59m)

Bedroom 4: 10'5 x 10'1 (3.18m x 3.08m)

Bedroom 1: 17'6 x 8'4 into fitted wardrobes (5.34m x 2.54m)

Bathroom

FIRST FLOOR

Landing

Bedroom 3: 9'10 x 9'9 (3.00m x 2.97m)

Bedroom 2: 13'2 x 9'9 (4.02m x 2.97m)

Bathroom

OUTBUILDING 2

Shower Room

Kitchen

OUTBUILDING

Annex/Lounge/Kitchen

Shower Room

OUTSIDE

Driveway

Front & Rear Gardens



Main features

- Deceptively spacious extended family home
- Open plan living area with bifold doors to garden
- Flexible accommodation
- Beautiful garden, large entertaining sun terrace, stunning views
- 1 bedroom annexe & summer house
- Private driveway, front & rear gardens



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.6 miles, Woodingdean Primary 0.9 miles, Moulsecoomb Primary 2.0 miles

Secondary Schools: Downs View Special School 0.9 miles



Transport Information

Train Stations: Moulsecoomb 3.6 miles, Falmer 3.6 miles, Preston Park 3.7 miles



Address

Briarcroft 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 50% less, by purchasing a Lifetime Lease.



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