



**OVER 60?**

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

**Price**

**£450,000**

**Freehold**

3x  1x  1x 

**Holton Hill,  
Woodingdean, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Beautifully presented family home
- Semi open plan living area, conservatory
- Modern in style throughout
- Front & rear gardens, stunning countryside views
- No onward chain

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'5 x 14'9 (4.70m x 4.50m)

Kitchen/Dining Room: 15'5 x 10'10 (4.70m x 3.30m)

Conservatory: 15'6 x 8'11 (4.73m x 2.72m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 12'2 (4.30m x 3.71m)

Bedroom 2: 14'1 x 8'10 (4.30m x 2.69m)

Bedroom 3: 7'7 x 6'3 (2.31m x 1.91m)

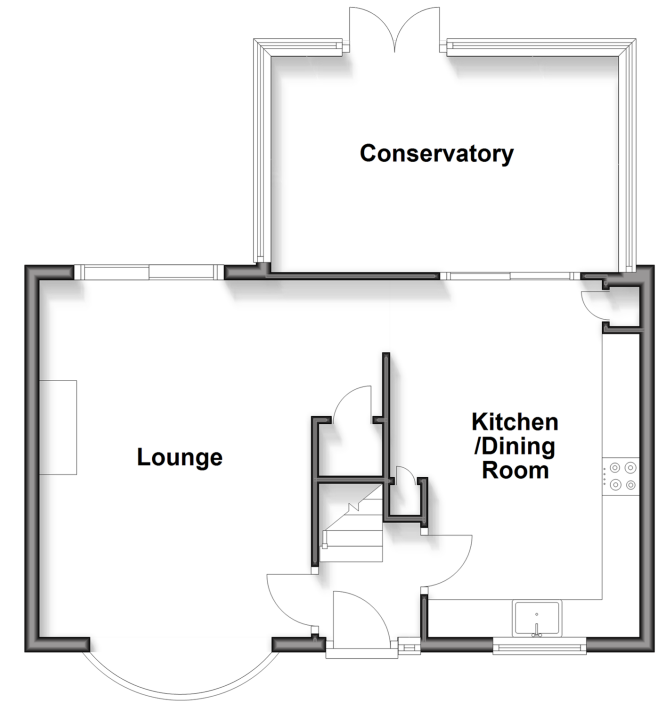
Bathroom

### OUTSIDE

Front & Rear Gardens

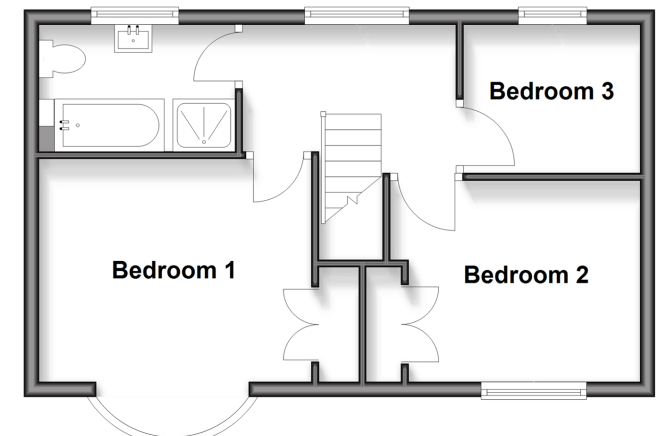
## Ground Floor

Approx. 52.3 sq. metres (563.5 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.3 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.



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