

Price £600,000
Freehold

cubitt&west



**Plot 1, Crescent Drive South,
Woodingdean, Brighton, BN2**



- 'By Appointment Only'
- 'Open weekend 7th & 8th September'
- New build 4 bedroom link-detached house
- Bespoke design features
- Luxury contemporary development

To view all our homes, visit:

cubittandwest.co.uk





Plot 1, Crescent Drive South, Woodingdean, Brighton, BN2

The latest offering from Shoreham-based Lifestyle Construction Sussex, who have been designing and building quality homes across Sussex and Hertfordshire for some 25 years, is an exclusive development of just four 3 and 4-bedroom, link-detached family homes. Each linked to its neighbour by a side entrance lobby, Plots 1 and 2 offer luxurious 4 bedroom family accommodation in an ultra-stylish package. On the ground floor, in addition to an attractive entrance lobby and reception hall with cloakroom off, the emphasis is on contemporary, open-plan living, with a fabulous dual-aspect L-shaped kitchen/dining/sitting room measuring over 30ft by 28ft (max) and featuring a superb, fully-fitted high-gloss kitchen with granite work surfaces, quality

integrated appliances and an island unit/breakfast bar, together with bi-fold doors to the rear garden. The master bedroom enjoys the benefit of an en suite shower room, while the 3 further bedrooms (2 spacious doubles and 1 single) are served by a superb designer family bathroom. Outside, the landscaped rear gardens feature external taps and power points.

'Please note that some of the photographs are of the show house and may not be the same in this plot'.

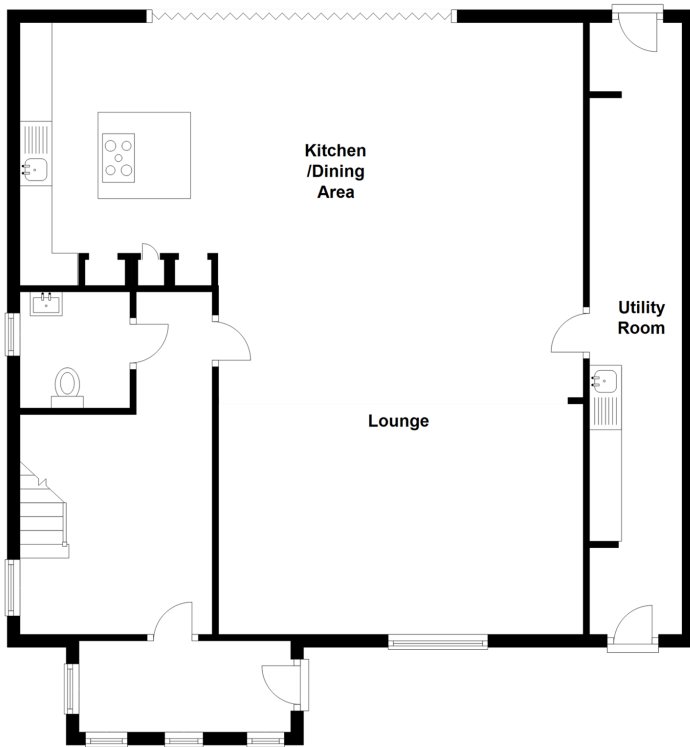
Please refer to the footnote regarding the services and appliances.

About the developer...

"This is the latest offering from Shoreham based Lifestyle Construction Sussex, who have been designing and building quality homes across Sussex and Hertfordshire for some twenty-five years. From prestigious new build projects to refurbishments and complete turnkey packages. With so much experience and expertise to offer, they have built an enviable reputation. The Company have many staff who have worked with them over the twenty-five years. They are all skilled and knowledgeable, with the correct skills and experience behind them, to provide the highest of standards of work on a diverse range of projects. This is an exclusive development of just 4 three and four bedroom link-detached family homes in South Woodingdean."

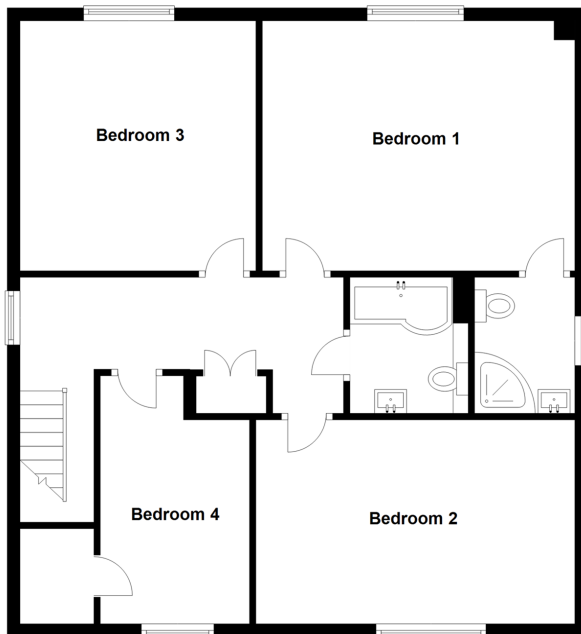
Ground Floor

Approx. 103.1 sq. metres (1109.6 sq. feet)



First Floor

Approx. 80.9 sq. metres (871.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Cloakroom

Lounge

Utility Room

Kitchen/Dining Area

30'5 x 28'4 (9.28m x 8.64m)

FIRST FLOOR

Landing

Master Bedroom

15'7 x 12'7 (4.75m x 3.84m)

En Suite

Bedroom 2

16'4 x 10'4 (4.98m x 3.15m)

Bedroom 3

12'7 x 12'4 (3.84m x 3.76m)

Bedroom 4

12'6 x 7'3 (3.81m x 2.21m)

Bathroom

OUTSIDE

Front & Rear Gardens

Off Road Parking





Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.3 miles, Woodingdean Primary 0.6 miles, Our Lady of Lourdes RC School 1.5 miles

Secondary Schools: Downs View Special School 0.6 miles, Longhill High School 0.7 miles, Ovingdean Hall School 0.8 miles



Transport Information

Train Stations: Moulsecoomb 3.7 miles, Falmer 3.8 miles, Preston Park 3.9 miles



Directions

For directions to this property please contact us.



Address

Plot 1, Crescent Drive South, Woodingdean, Brighton, BN2

Buying a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.ukradon.org
- www.fensa.org.uk
- www.nesltd.co.uk



WOODINGDEAN
01273 606121

woodingdean-web@cubittandwest.co.uk

26 Warren Road, Woodingdean, Brighton, East Sussex, BN2 6BA

For all our properties,
visit: cubittandwest.co.uk



**INVESTORS
IN PEOPLE**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/ building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.