



Offers In
Excess Of
£550,000
Freehold

4x  1x  1x 

Balsdean Road,
Woodingdean, Brighton,
East Sussex, BN2

OVER 60?

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

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Accommodation

GROUND FLOOR

Entrance Porch: 8'8 x 6'0 (2.64m x 1.83m)

Inner Hallway

Lounge: 19'1 x 12'0 (5.82m x 3.66m)

Kitchen/ Dining Room: 19'0 x 16'7 at widest point (5.80m x 5.06m)

Bedroom 4 /Study: 11'4 x 11'0 (3.46m x 3.36m)

Utility: 8'5 x 8'1 (2.57m x 2.47m)

Cloakroom

FIRST FLOOR

Split Level Landing

Bedroom 1: 17'1 x 13'9 (5.21m x 4.19m)

Bedroom 2: 15'2 x 10'7 (4.63m x 3.23m)

Bedroom 3: 10'11 x 9'10 (3.33m x 3.00m)

Family Bathroom: 10'10 x 10'2 (3.30m x 3.10m)

OUTSIDE

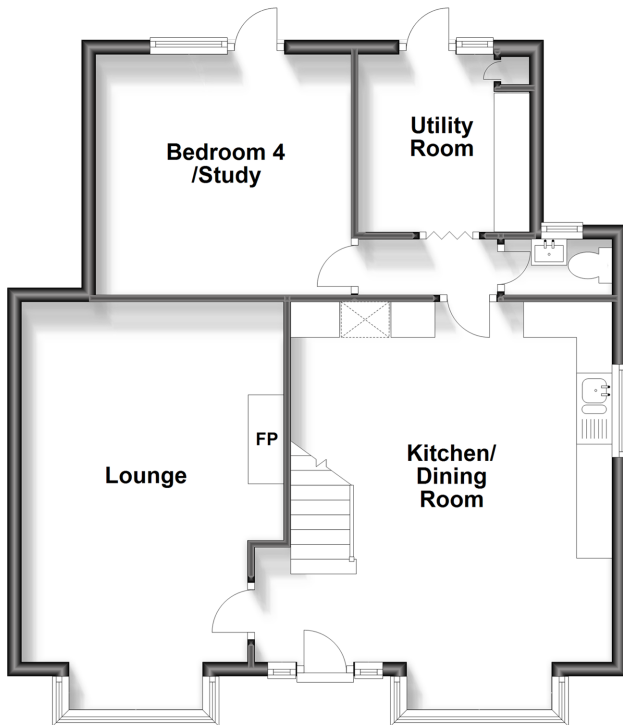
Garage: 27'8 x 8'0 Door Width (8.44m x 2.44m)

Front and Rear Gardens

Driveway

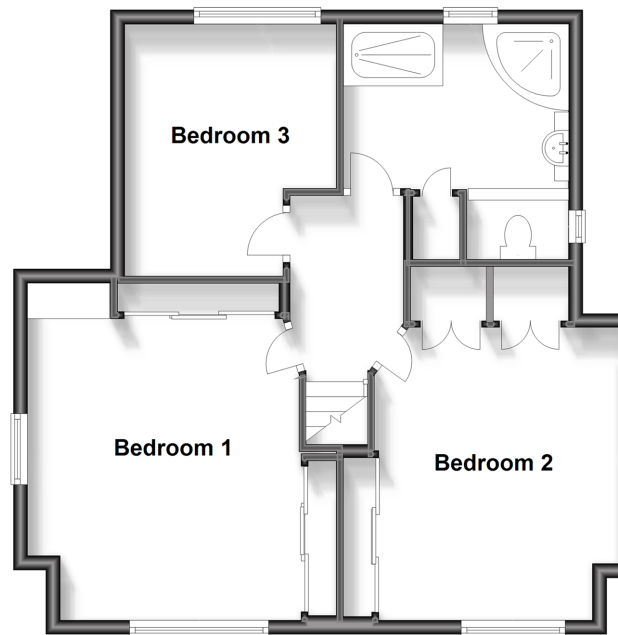
Ground Floor

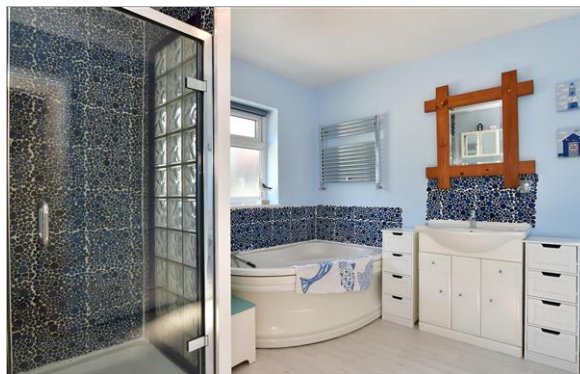
Approx. 67.2 sq. metres (723.0 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.8 sq. feet)





Main features

- Bright & spacious detached family home
- Impressive kitchen/dining room
- South facing lounge
- 4-piece family bathroom, separate guest cloakroom
- Detached garage, blocked paved driveway
- Large rear garden, fantastic countryside, and distant sea views



Nearest Schools

Primary Schools: Woodingdean Primary 0.5 miles, Rudyard Kipling Primary 0.8 miles, St Margaret's CofE Primary, Rottingdean 1.9 miles

Secondary Schools: Downs View Special School 0.5 miles,



Transport Information

Train Stations: Falmer 3.1 miles, Moulsecomb 3.2 miles, Brighton 3.6 miles, London Road 3.6 miles



Address

Balsdean 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](https://www.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 59% less, by purchasing a Lifetime Lease.



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