



Price
£585,000

Freehold

3x  2x  2x 

**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 Hall

Dining Area: 21'7 x 10'10 (6.58m x 3.30m)

Kitchen : 20'2 x 10'4 (6.15m x 3.15m)

Shower Room

Bedroom 1: 12'0 x 10'10 (3.66m x 3.30m)

Bedroom 2: 11'0 x 10'10 (3.36m x 3.30m)

Bedroom 3: 10'10 x 9'5 (3.30m x 2.87m)

Bathroom

LOWER GROUND FLOOR

Lounge : 22'2 x 10'11 (6.76m x 3.33m)

Family Room: 11'8 x 10'10 (3.56m x 3.30m)

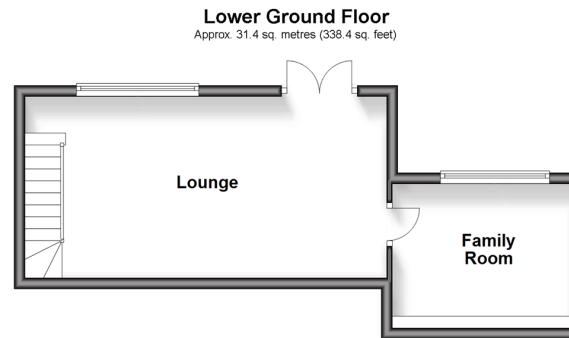
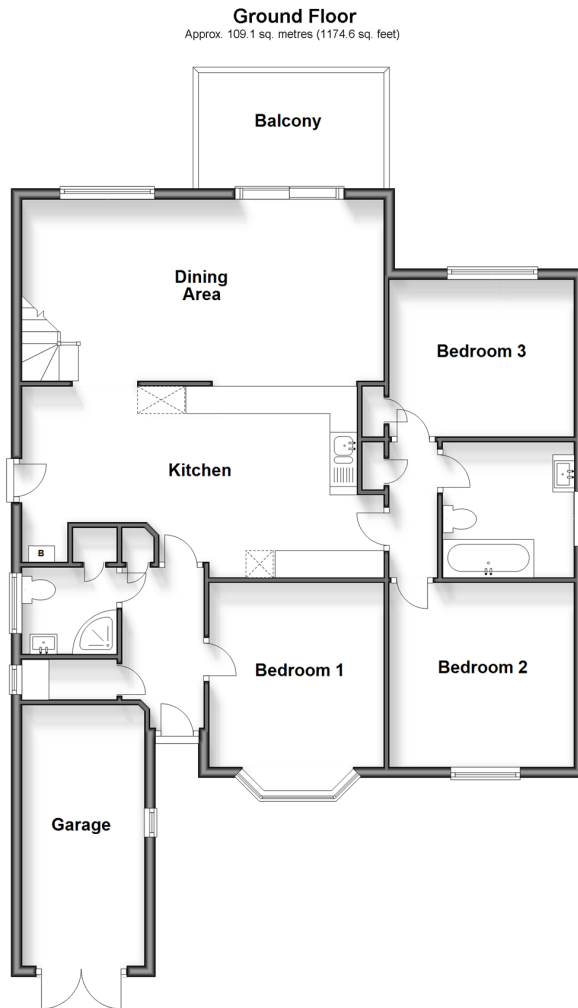
OUTSIDE

Front and Rear Gardens

Balcony

Garage

Driveway





Main features

- Bright and spacious family home with beautiful coastline views
- Open plan kitchen/dining area with balcony
- Large rear garden, small block paved garden to front
- Lounge and family room
- Garage & driveway



Nearest Schools

Primary Schools: Woodingdean Primary 0.5 miles, Rudyard Kipling Primary 0.8 miles, St Margaret's CofE Primary, Rottingdean 2.2 miles

Secondary Schools: Longhill High School 2.2 miles



Transport Information

Train Stations: Moulsecoomb 3.2 miles, Falmer 3.3 miles, London Road 3.6 miles, Brighton 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



- 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

EPC RATING	CURRENT:	POTENTIAL:

32508082/20260305/DS/JON