



**Guide Price**  
**£500,000**

**Freehold**

4x  2x  1x 

**Crescent Drive North,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Bright & spacious family home, lovely views to The South Downs and out to sea**
- **Good size lounge/diner, all 4 bedrooms are double in size**
- **Large rear garden**
- **Garage & driveway**
- **No onward chain**

## Accommodation

### GROUND FLOOR

Porch: 11'0 x 5'11 (3.36m x 1.80m)  
 Lounge: 22'1 x 12'3 (6.74m x 3.74m)  
 Kitchen: 10'11 x 10'2 (3.33m x 3.10m)  
 Bedroom 3: 12'0 x 11'5 (3.66m x 3.48m)  
 Bedroom 4: 9'0 x 8'5 (2.75m x 2.57m)  
 Shower Room

### FIRST FLOOR

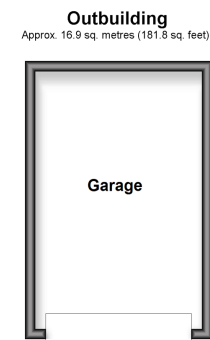
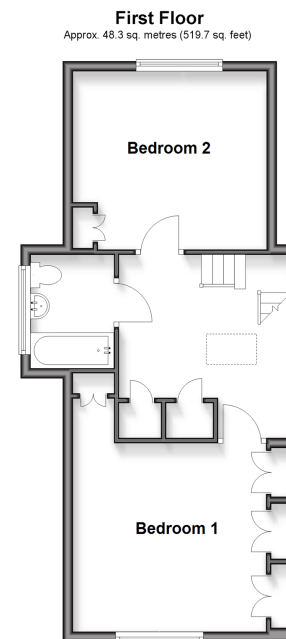
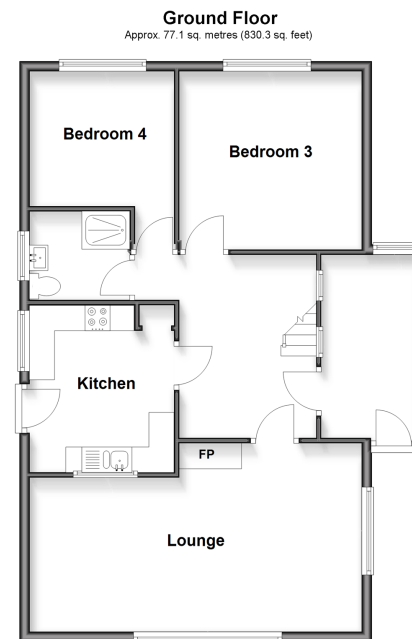
Landing  
 Bedroom 2: 12'8 x 11'4 (3.86m x 3.46m)  
 Bedroom 1: 12'4 x 12'3 (3.76m x 3.74m)  
 Bathroom

### OUTBUILDING

Garage

### OUTSIDE

Front and Rear Gardens  
 Driveway



**Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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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