



Guide Price
£495,000

Freehold

4x  2x  1x 

**The Ridgway,
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 in sought after location
- Flexible accommodation
- Open plan kitchen/dining area
- Lounge, conservatory, bathroom & separate shower room
- Garage, shared driveway, front & rear gardens

Accommodation

GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 16'5 x 12'0 (5.01m x 3.66m)
- Kitchen: 16'3 at widest point x 11'1 (4.96m x 3.38m)
- Dining Area: 7'11 x 7'8 (2.41m x 2.34m)
- Conservatory: 19'9 x 7'0 (6.02m x 2.14m)
- Bedroom 1: 13'1 x 10'1 (3.99m x 3.08m)
- Bedroom 2: 11'0 x 11'0 (3.36m x 3.36m)
- Bathroom

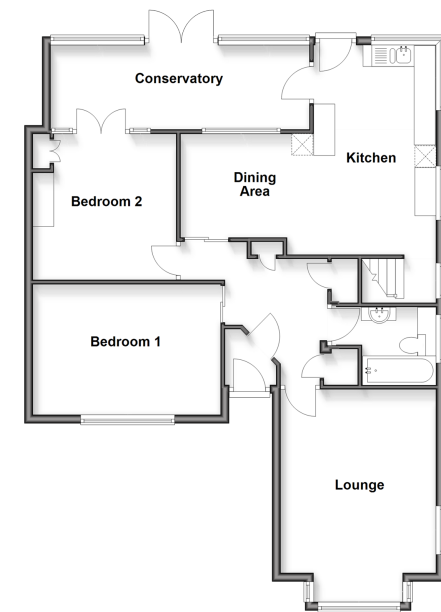
FIRST FLOOR

- Landing
- Bedroom 3: 10'8 x 8'3 (3.25m x 2.52m)
- Bedroom 4: 10'2 x 8'7 (3.10m x 2.62m)
- Shower Room

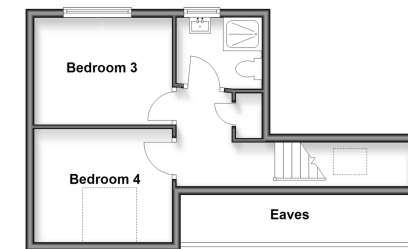
OUTSIDE

- Front & Rear Garden
- Garage & Driveway

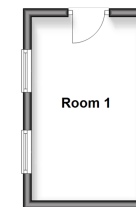
Ground Floor
Approx. 95.1 sq. metres (1023.9 sq. feet)



First Floor
Approx. 29.1 sq. metres (312.7 sq. feet)



Outbuilding
Approx. 10.9 sq. metres (117.6 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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