



**Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**Cowley Drive,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Spacious home in need of modernisation
- Large lounge, kitchen with utility area adjacent
- Rear facing countryside views
- Front & rear gardens, driveway to front
- No onward chain

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 16'10 x 10'5 (5.13m x 3.18m)

Kitchen: 13'7 x 7'11 (4.14m x 2.41m)

Utility Room : 7'4 x 6'7 (2.24m x 2.01m)

### FIRST FLOOR

Landing

Bedroom 1: 14'10 x 10'6 (4.52m x 3.20m)

Bedroom 2: 10'6 x 9'11 (3.20m x 3.02m)

Bathroom

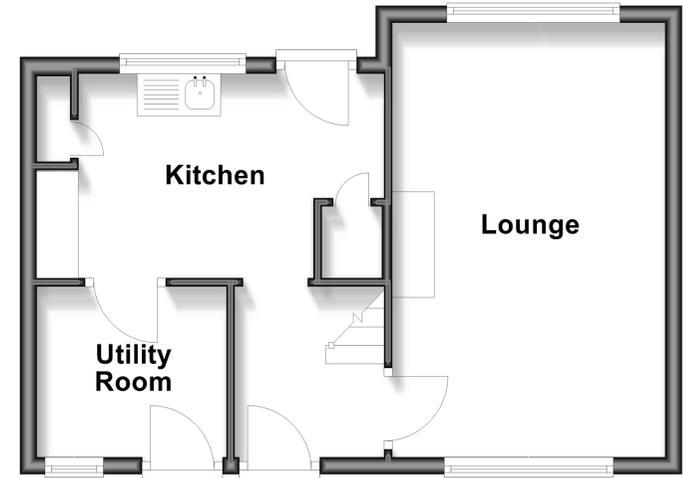
### OUTSIDE

Front and Rear Gardens

Driveway

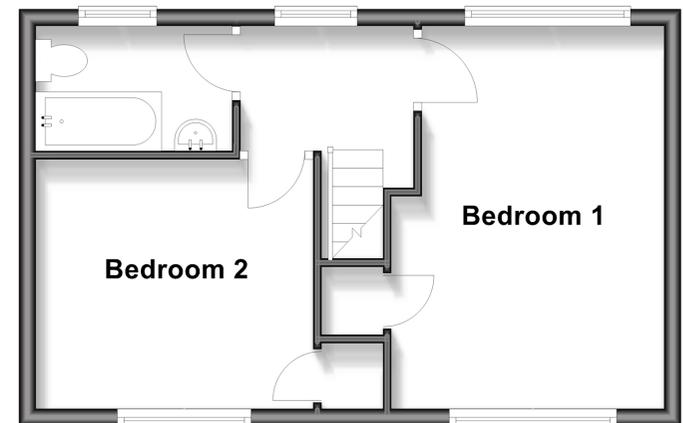
## Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



## First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



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 59% less, by purchasing a Lifetime Lease



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