



**Guide Price**  
**£480,000**

**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 with large rear garden
- Sunny balcony
- Stunning views over to the South Downs & out to sea
- Block paved driveway & garage with electric door
- No onward chain

## Accommodation

### LOWER GROUND FLOOR

Garage: 28'5 x 11'1 (8.67m x 3.38m)

### GROUND FLOOR

Hallway

Lounge: 21'9 x 12'2 (6.63m x 3.71m)

Balcony

Dining Area: 11'11 x 7'11 (3.63m x 2.41m)

Kitchen: 14'1 x 7'10 (4.30m x 2.39m)

Cloakroom

Bedroom 3: 10'7 x 8'11 (3.23m x 2.72m)

Bedroom 4: 9'9 x 9'1 (2.97m x 2.77m)

### FIRST FLOOR

Bedroom 2: 12'7 x 9'11 (3.84m x 3.02m)

Bathroom

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

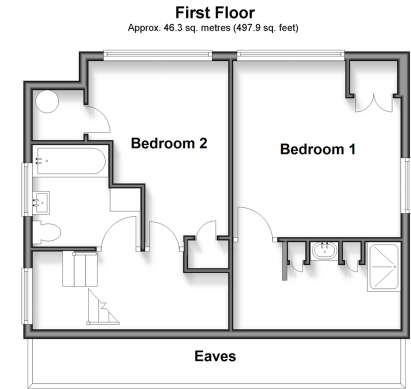
En-Suite

Eaves

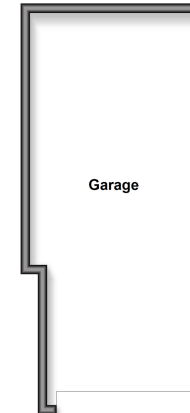
### OUTSIDE

Rear Garden

Block Paved Driveway



**Lower Ground Floor**  
Approx. 30.4 sq. metres (326.9 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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