



**Price**  
**£995,000**

**Freehold**

6x  6x  4x 

**The Ridgway,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

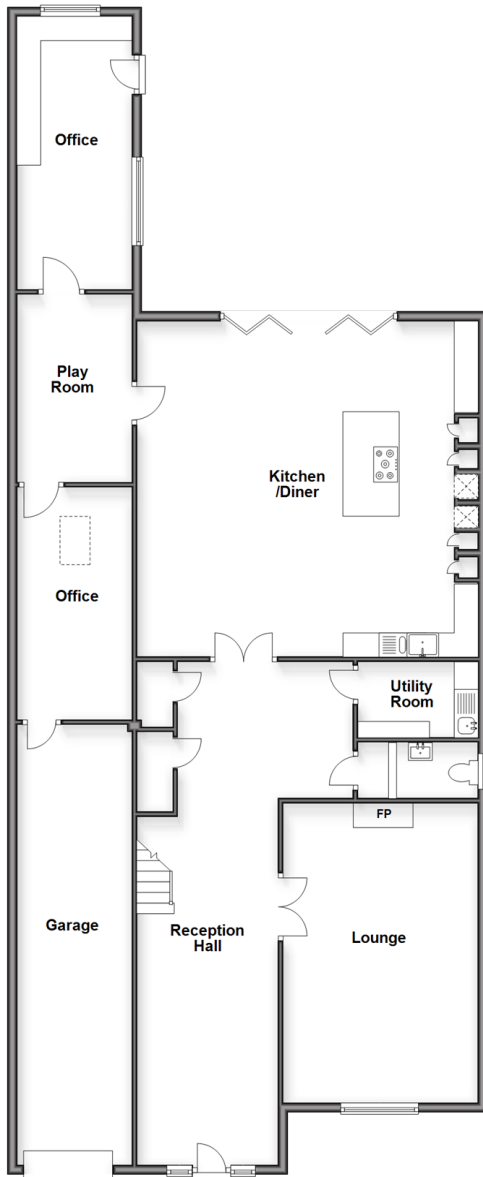
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## Accommodation

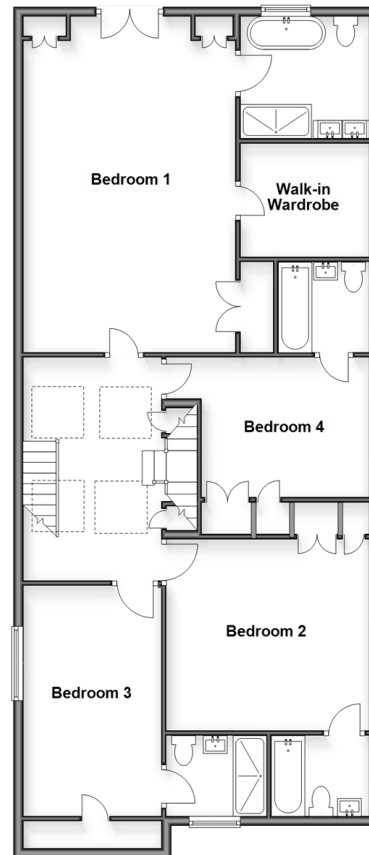
### Ground Floor

Approx. 178.4 sq. metres (1920.6 sq. feet)



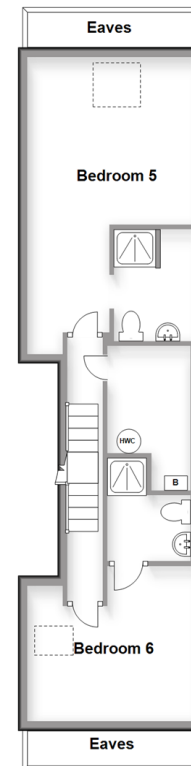
### First Floor

Approx. 121.6 sq. metres (1309.1 sq. feet)



### Second Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



### GROUND FLOOR

#### Reception Hallway

Lounge: 20'7 x 13'2 (6.28m x 4.02m)

Kitchen/Diner: 23'9 x 22'6 (7.24m x 6.86m)

Utility Room : 7'8 x 4'7 (2.34m x 1.40m)

#### Cloakroom

Office: 18'2 x 7'5 (5.54m x 2.26m)

Playroom: 12'9 x 7'2 (3.89m x 2.19m)

Office : 15'7 x 6'9 (4.75m x 2.06m)

### FIRST FLOOR

#### Landing

Bedroom 1: 22'6 x 14'3 (6.86m x 4.35m)

#### Walk in wardrobe

#### En-Suite Bathroom

Bedroom 2: 13'10 x 11'3 (4.22m x 3.43m)

#### En-Suite Bathroom

Bedroom 3: 14'9 x 13'8 (4.50m x 4.17m)

#### En-Suite Shower Room

Bedroom 4: 15'3 x 9'4 (4.65m x 2.85m)

#### En-Suite Bathroom

### SECOND FLOOR

Bedroom 5: 11'4 x 10'0 (3.46m x 3.05m)

#### En-Suite Shower Room

Bedroom 6: 19'9 x 11'4 (6.02m x 3.46m)

#### En-Suite Shower Room

#### Eaves

### OUTSIDE

#### Rear Garden

Garage : 30'1 x 7'6 (9.18m x 2.29m)

#### Blocked Paved Driveway

#### Jacuzzi

#### Fixed Gazebo





## Main features

- Modern family home boasting circa 3610 Sq. Ft. of luxurious accommodation
- Open plan living area with under floor heating
- Formal lounge, 2 home offices, playroom, all bedroom's en-suite
- Multiple car integral garage, block paved driveway
- Large sunny garden, paved entertaining area, jacuzzi & gazebo



### Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.6 miles, Woodingdean Primary 0.7 miles, Saltdean Primary 2.1 miles

Secondary Schools: Longhill High School 1.7 miles



### Transport Information

Train Stations: Moulsecoomb 3.4 miles, Falmer 3.4 miles, Preston Park 3.7 miles



### Address

The Ridgway, 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](https://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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