



Price
£525,000

Freehold

3x  1x  1x 

**Woodbourne Avenue,
Brighton, BN1**

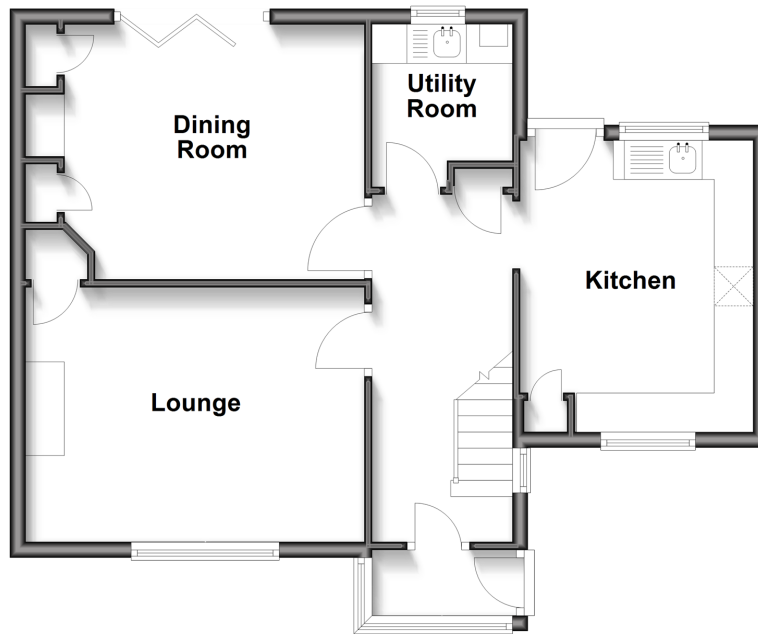
OVER 60?

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

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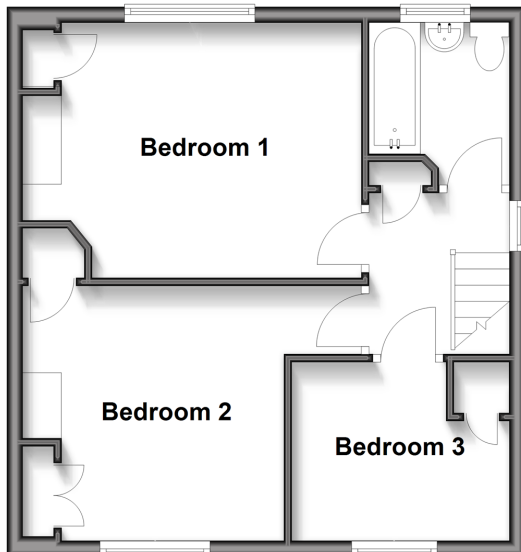
Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 14'4 x 10'7 (4.37m x 3.23m)

Dining Room: 14'4 x 10'8 (4.37m x 3.25m)

Kitchen : 12'2 x 9'11 (3.71m x 3.02m)

Utility Room: 6'11 x 6'0 (2.11m x 1.83m)

FIRST FLOOR

Landing

Bedroom 1: 14'4 at widest point x 10'8 (4.37m x 3.25m)

Bedroom 2: 14'4 x 10'8 (4.37m x 3.25m)

Bedroom 3: 9'3 x 7'4 (2.82m x 2.24m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Gardens



Main features

- Huge corner plot with mature front gardens
- Separate, detached garage & driveway
- Lounge & separate dining room with bifold doors to the garden
- Large family kitchen with an abundance of storage & handy, separate utility room adjacent
- Fantastic location close to local amenities & just off the Ditchling Road with easy access to the A27 and A23



Nearest Schools

Primary Schools: Balfour Junior School 0.9 miles, Patcham Junior School 1.0 miles, Carden Primary 1.0 miles
Secondary Schools: Varndean School 0.8 miles, Dorothy Stringer High School 0.9 miles, Patcham High School 1.1 miles



Transport Information

Train Stations: Preston Park 1.3 miles, London Road 1.7 miles, Aldrington 2.3 miles



Address

Woodbourne Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



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■ 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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