



Guide Price
£550,000

Freehold

4x  2x  1x 

**Briarcroft Road,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Deceptively spacious extended family home
- Open plan living area with bifold doors to garden
- Flexible accommodation
- Beautiful garden, large entertaining sun terrace, stunning views
- Private driveway



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.6 miles, Woodingdean Primary 0.9 miles, Moulsecoomb Primary 2.0 miles

Secondary Schools: Downs View Special School 0.9 miles



Transport Information

Train Stations: Moulsecoomb 3.6 miles, Falmer 3.6 miles, Preston Park 3.7 miles

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge/Kitchen: (L-shaped) 23'0 x 7'8 (7.02m x 2.34m) plus 10'5 x 8'6 (3.18m x 2.59m)

Bedroom 4: 10'5 x 10'1 (3.18m x 3.08m)

Bedroom 1: 17'6 x 8'4 into fitted wardrobes (5.34m x 2.54m)

Bathroom

Bathroom

Shower Room

Kitchen

Shower Room

OUTSIDE

Driveway

Front & Rear Gardens

FIRST FLOOR

Landing

Bedroom 3: 9'10 x 9'9 (3.00m x 2.97m)

Bedroom 2: 13'2 x 9'9 (4.02m x 2.97m)

Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

■ 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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