



**Guide Price**  
**£415,000**

**Freehold**

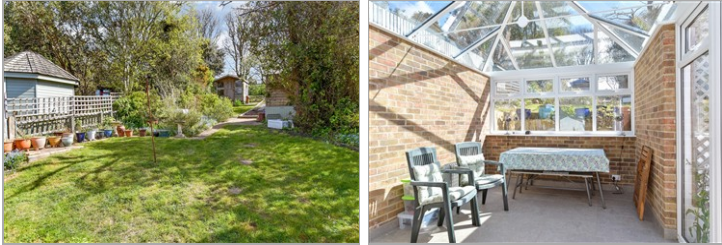
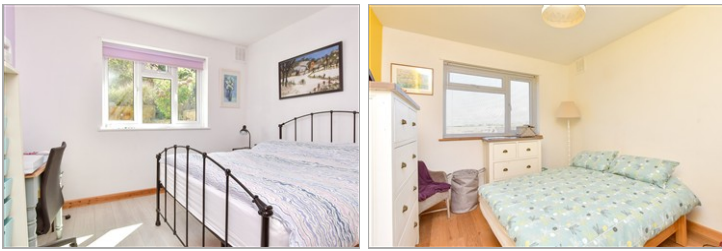
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**Downs Valley Road,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Bright & spacious home with handy loft room
- Beautiful countryside views
- Spacious conservatory/sunroom
- 2 Car driveway
- Large front & rear gardens

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'7 x 11'1 (4.45m x 3.38m)

Kitchen: 10'7 x 10'0 (3.23m x 3.05m)

Conservatory/Sunroom : 14'0 x 9'10 (4.27m x 3.00m)

Bedroom 2: 12'5 x 10'0 (3.79m x 3.05m)

Bedroom 1: 14'9 x 12'1 (4.50m x 3.69m)

Shower Room

### FIRST FLOOR

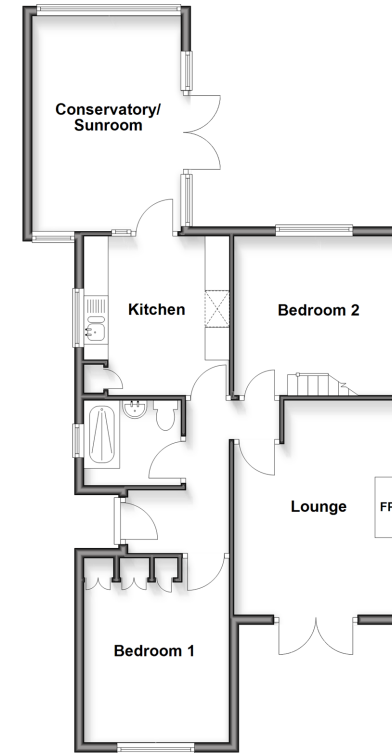
Loft Room : 14'9 x 12'1 (4.50m x 3.69m)

### OUTSIDE

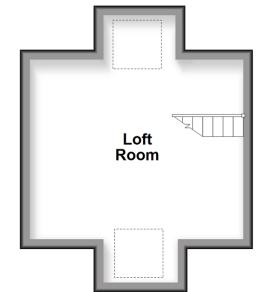
Front and Rear Gardens

Driveway

**Ground Floor**  
Approx. 71.2 sq. metres (766.4 sq. feet)



**First Floor**  
Approx. 19.0 sq. metres (204.9 sq. feet)



**Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk**

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- 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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