



**Guide Price**  
**£575,000**

**Freehold**

4x  2x  3x 

**Selhurst Road,  
Woodingdean, East  
Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Bright, spacious and flexible extended family home
- Semi open plan with multiple living spaces
- 2 car driveway, side access, log store, pergola/lean-to
- Sunny rear garden, garden office/shed
- Side sea views, wonderful sunsets

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge : 16'0 x 11'7 (4.88m x 3.53m)  
 Kitchen/Dining Area : 22'7 x 12'1 (6.89m x 3.69m)  
 Snug : 12'9 x 10'4 (3.89m x 3.15m)  
 Family Room : 11'1 x 8'3 (3.38m x 2.52m)  
 Bedroom 4/Office: 12'0 x 9'1 (3.66m x 2.77m)  
 Bathroom  
 Utility Cupboard

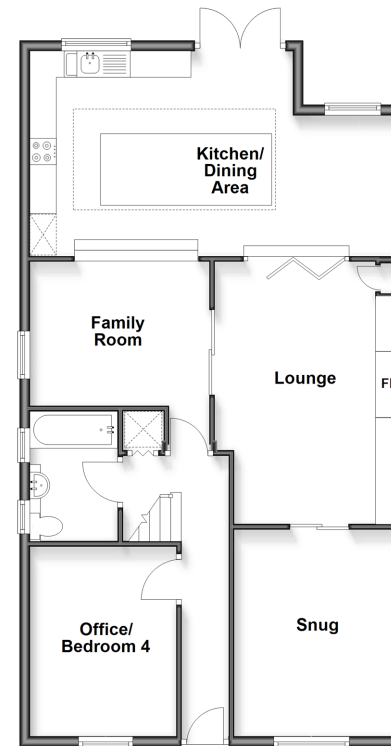
### FIRST FLOOR

Landing  
 Bedroom 1: 18'8 x 9'8 (5.69m x 2.95m)  
 Bedroom 2: 14'1 x 10'5 (4.30m x 3.18m)  
 Bedroom 3: 10'8 x 8'2 (3.25m x 2.49m)  
 Shower Room

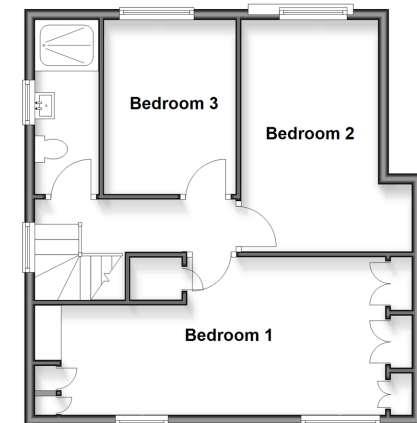
### OUTSIDE

Lean-to: 12'5 x 10'8 (3.79m x 3.25m)  
 Garden Office: 13'5 x 9'1 (4.09m x 2.77m)  
 Rear Garden  
 Driveway

**Split Level Ground Floor**  
 Approx. 89.0 sq. metres (957.5 sq. feet)

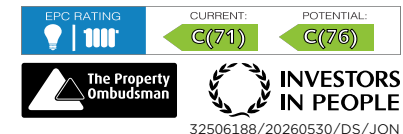


**First Floor**  
 Approx. 51.5 sq. metres (554.8 sq. feet)



**Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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



32506188/20260530/DS/JON