



Guide Price
£375,000

Freehold

4x  2x  1x 

**Sandhurst Avenue,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Spacious extended family home
- Large rear garden
- Handy driveway to front
- Close to local amenities and bus stop
- No onward chain

Accommodation

GROUND FLOOR

Porch
Hallway
Lounge: 17'10 x 10'5 (5.44m x 3.18m)
Kitchen: 15'5 x 7'1 (4.70m x 2.16m)
Office/Bedroom 4: 14'4 x 7'1 (4.37m x 2.16m)
Shower Room

FIRST FLOOR

Landing
Bedroom 1: 12'0 x 10'3 (3.66m x 3.13m)
Bedroom 2: 11'9 x 9'5 (3.58m x 2.87m)
Bedroom 3: 8'4 x 7'6 (2.54m x 2.29m)
Shower Room

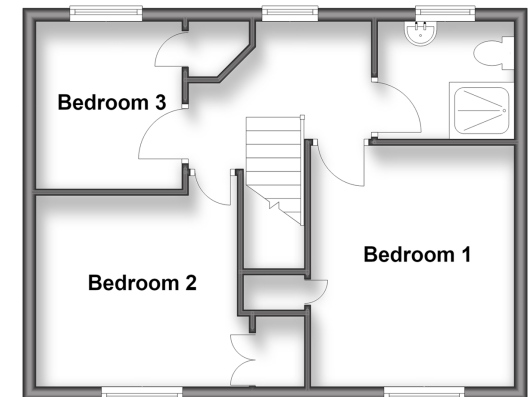
OUTSIDE

Driveway
Rear Garden

Ground Floor
Approx. 53.8 sq. metres (579.5 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.0 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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