



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Warren Way,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Well-presented extended family home
- Generous size lounge, kitchen/dining area
- Garage with shared driveway with neighbouring property
- Large rear garden, small tiered front garden
- Close to local shops & bus stop

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway: 7'11 x 6'10 (2.41m x 2.08m)

Lounge: 22'2 x 11'2 (6.76m x 3.41m)

Kitchen/Dining Area: 19'4 x 11'2 (5.90m x 3.41m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'0 (3.81m x 3.36m)

Bedroom 2: 13'6 x 8'1 (4.12m x 2.47m)

Bedroom 3: 8'8 x 7'4 (2.64m x 2.24m)

Shower Room

Eaves

### OUTSIDE

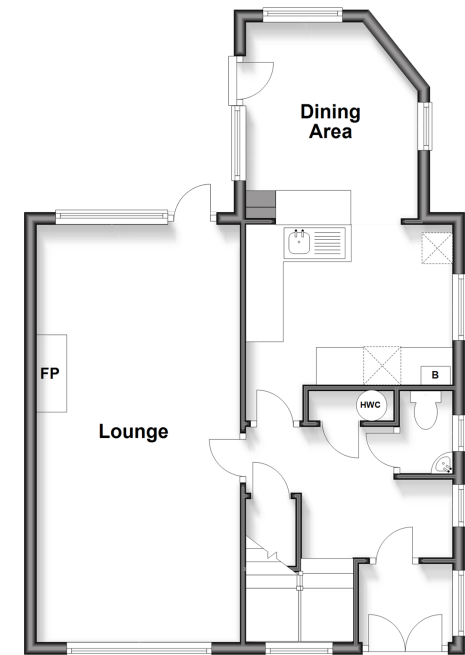
Front and Rear Gardens

Garage

Shared Driveway

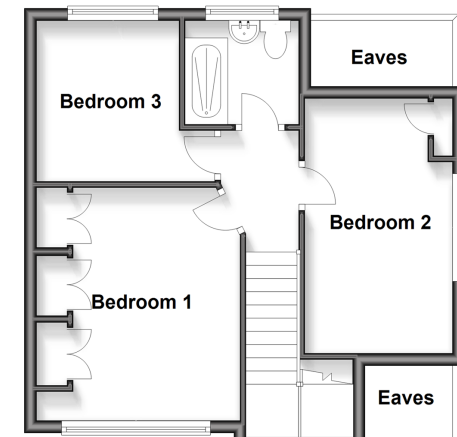
### Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)  
(excluding Eaves, Eaves)



**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



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