



**Price**  
**£350,000**

**Freehold**

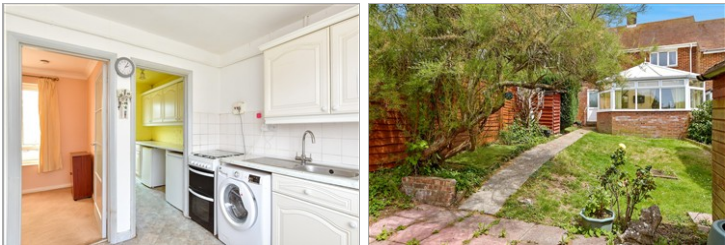
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**Cowley Drive,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- **Bright and spacious home in popular location**
- **Large conservatory to rear**
- **Mature front & rear gardens**
- **No onward chain**
- **Beautiful views**

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 17'6 x 12'5 (5.34m x 3.79m)

Kitchen: (L-shaped) 8'9 x 8'1 (2.67m x 2.47m) plus 7'8 x 4'11 (2.34m x 1.50m)

Conservatory : 15'3 x 12'10 (4.65m x 3.91m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 10'10 (4.93m x 3.30m)

Bedroom 2: 11'7 x 9'5 (3.53m x 2.87m)

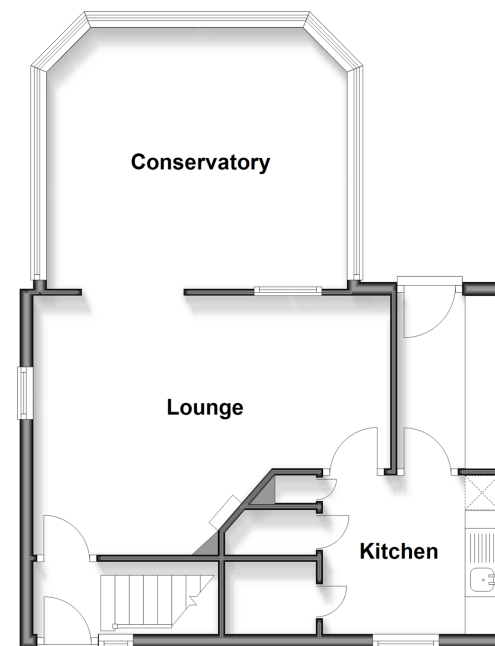
Shower Room

### OUTSIDE

Front and Rear Gardens

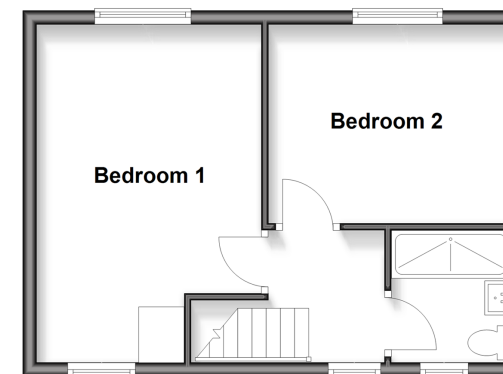
### Ground Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.0 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



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