



Guide Price
£425,000

Freehold

4x  1x  1x 

**Sycamore Close,
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 family home
- Large double aspect lounge
- All bedrooms are double in size
- Generous rear garden, garage & driveway
- No onward chain

Accommodation

GROUND FLOOR

Hallway

Lounge: 22'1 x 12'0 (6.74m x 3.66m)

Kitchen: 12'2 x 10'2 (3.71m x 3.10m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 12'9 x 11'11 (3.89m x 3.63m)

Bedroom 2: 11'7 x 8'11 (3.53m x 2.72m)

Bedroom 3: 9'10 x 8'11 (3.00m x 2.72m)

Bedroom 4: 9'11 x 8'7 (3.02m x 2.62m)

Bathroom

OUTSIDE

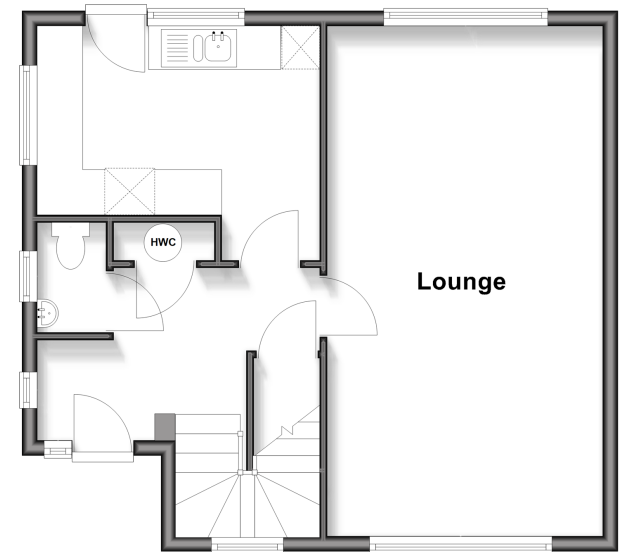
Front and Rear Garden

Garage

Driveway

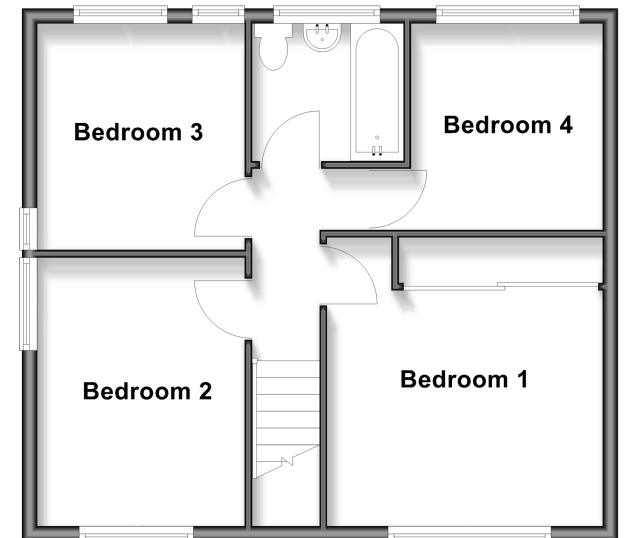
Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



32508286/20260429/KK/JON