



Guide Price
£725,000

Freehold

5x  3x  1x 

**The Ridgway,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

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Accommodation

GROUND FLOOR

Hallway

Lounge: 18'6 x 9'3 (5.64m x 2.82m)

Kitchen/Diner: 18'0 x 10'0 (5.49m x 3.05m)

Utility Room : 6'10 x 6'8 (2.08m x 2.03m)

Study: 6'8 x 6'7 (2.03m x 2.01m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 17'11 x 10'3 (5.46m x 3.13m)

Dressing Area : 7'4 x 4'6 (2.24m x 1.37m)

En-Suite Shower Room

Bedroom 3: 9'4 x 9'1 (2.85m x 2.77m)

Bedroom 4: 9'4 x 9'1 (2.85m x 2.77m)

Bathroom

SECOND FLOOR

Landing

Bedroom 2: 13'8 x 9'4 (4.17m x 2.85m)

En-suite Shower Room

Bedroom 5: 13'8 x 9'5 (4.17m x 2.87m)

OUTSIDE

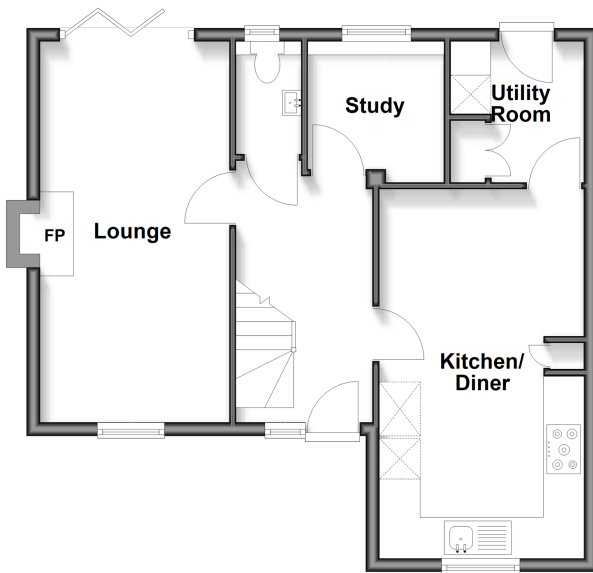
Rear Garden

Patio

2 x Allocated Parking Spaces

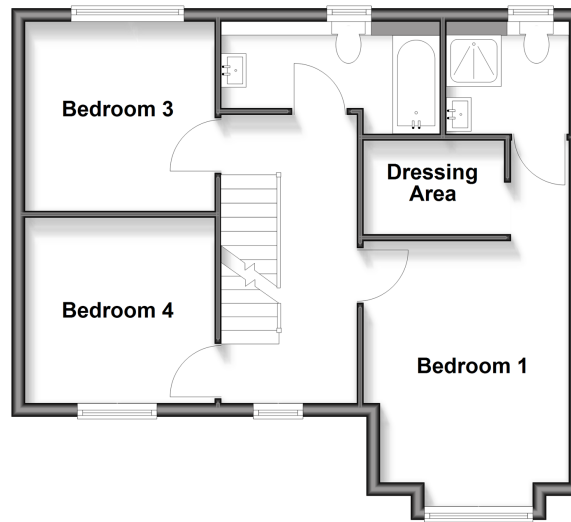
Ground Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



First Floor

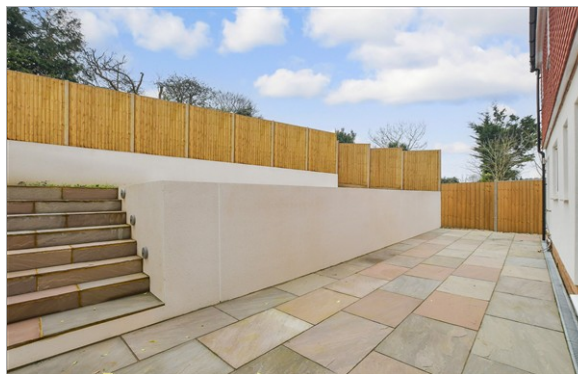
Approx. 49.8 sq. metres (536.2 sq. feet)



Second Floor

Approx. 32.3 sq. metres (348.0 sq. feet)





Main features

- An exclusive development of just two, five-bedroom detached luxury homes
- 10-year New build home warranty, Air Source Heat Pump, under floor heating (ground floor)
- Nestled within a private cul de sac
- Lawned gardens with large patio areas
- 2 x allocated parking spaces, EV charging point



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.8 miles, Woodingdean Primary 0.9 miles, St Margaret's CofE Primary, Rottingdean 1.9 miles
Secondary Schools: Brighton College 2.2 miles, Ovingdean Hall School 1.6 miles, Longhill High School 1.2



Transport Information

Train Stations: Moulsecoomb 3.6 miles, Falmer 3.6 miles, Preston Park 3.8 miles. Bus route number 2 (The Ridgway)



Address

The Ridgway, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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■ 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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