



Price
£625,000

Freehold

4x  2x  1x 

**Balsdean Road,
Woodingdean, Brighton,
East Sussex, BN2**

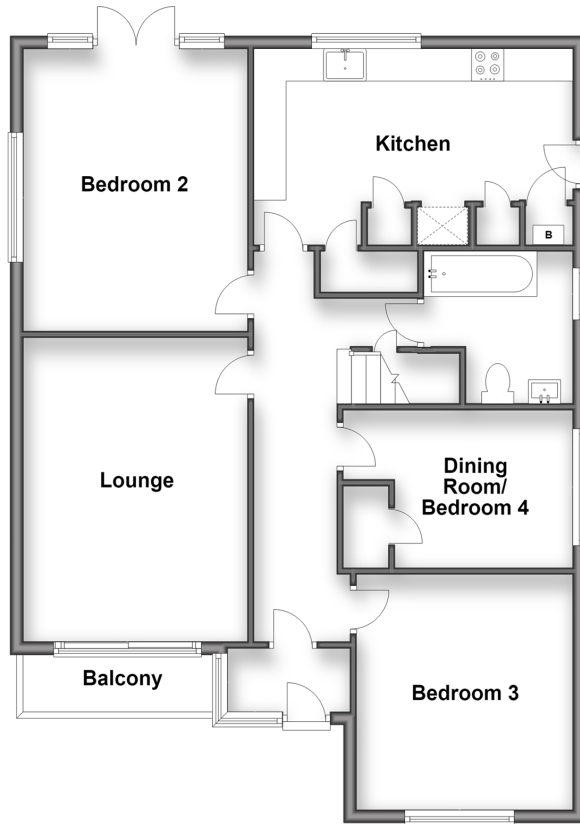
OVER 60?

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

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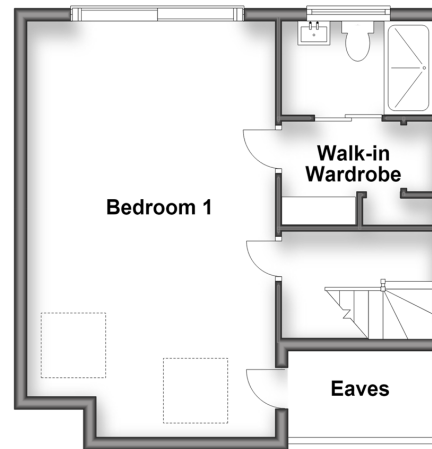
Ground Floor

Approx. 89.0 sq. metres (957.9 sq. feet)
(excluding Balcony)



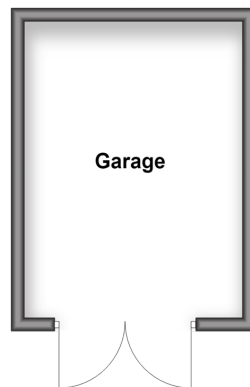
First Floor

Approx. 35.9 sq. metres (386.6 sq. feet)
(excluding Eaves)



Lower Ground Floor

Approx. 15.6 sq. metres (167.8 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Lounge: 14'4 x 12'6 (4.37m x 3.81m)

Balcony

Kitchen: 16'3 x 9'11 (4.96m x 3.02m)

Bedroom 2: 15'6 x 12'6 (4.73m x 3.81m)

Bedroom 3: 11'11 x 10'9 (3.63m x 3.28m)

Bedroom 4/Dining Room : 11'5 x 7'10 (3.48m x 2.39m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 21'4 x 12'9 (6.51m x 3.89m)

En Suite Shower Room

Walk in Wardrobe

Eaves

OUTSIDE

Front and Rear Gardens

Garage

Driveway



Main features

- Beautiful presented home with bright & spacious rooms throughout
- Air conditioning to the lounge & 2 bedrooms
- Bedroom 1, en-suite shower room & walk in wardrobe
- Front & rear gardens, sunny balcony & far-reaching coastal views
- Large garage & driveway



Nearest Schools

Primary Schools: Woodingdean Primary 0.5 miles, Rudyard Kipling Primary 0.8 miles, St Margaret's CofE Primary, Rottingdean 2.2 miles

Secondary Schools: Downs View Special School 0.5 miles



Transport Information

Train Stations: Falmer 3.1 miles, Moulsecomb 3.2 miles, Brighton 3.6 miles, London Road 3.6 miles



Address

Balsdean Road, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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Call Woodingdean Branch 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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