



**Offers In
Excess Of
£335,000
Freehold**

2x  1x  1x 

**Kipling Avenue,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Mid terraced extended family home
- Large open plan living area
- Loft room (currently used as a 3rd bedroom)
- Lawned front garden, sunny aspect paved rear garden
- Garage with hard standing for one car

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 20'6 x 9'7 (6.25m x 2.92m)

Dining Area: 9'8 x 7'2 (2.95m x 2.19m)

Kitchen: 16'6 x 8'8 (5.03m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'4 (3.36m x 3.15m)

Bedroom 2: 11'1 x 9'6 (3.38m x 2.90m)

Bathroom

SECOND FLOOR

Loft Room: 17'7 up to eaves x 9'2 up to eaves (5.36m x 2.80m)

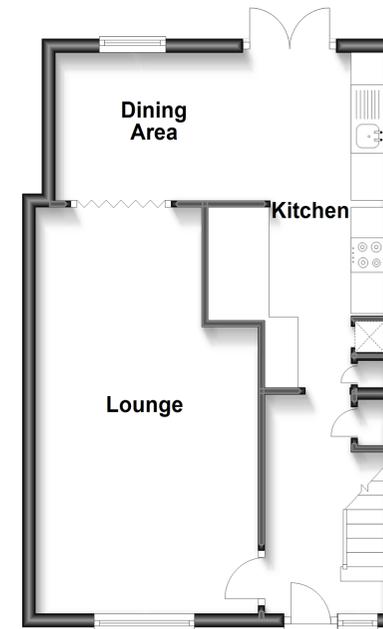
OUTSIDE

Front & Rear

Garage & Parking

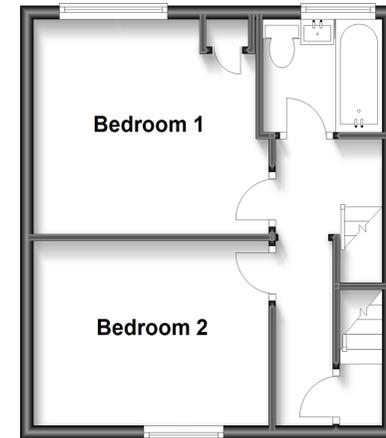
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



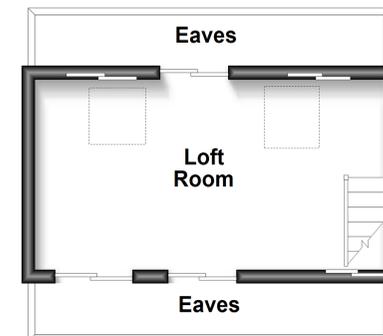
First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Second Floor

Approx. 14.6 sq. metres (157.0 sq. feet)



Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- 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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