

**OVER 60?**

You could get up to  
**59% off the price!\***



**Price**

**£550,000**

**Freehold**

4x  2x  1x 

Warren Way, Woodingdean, Brighton, East

Sussex, BN2

**cubitt & west**  
Helping you move forwards



## Main features

- Substantial detached family home
- 4 bedrooms and 2 bathrooms, utility area
- Large living spaces with a beautiful log burner and spacious kitchen/diner
- Fantastic size garden, great outbuildings with potential annexe spaces

## Accommodation

### GROUND FLOOR

#### Hallway

**Bedroom 1:** 13'3 x 11'9 (4.04m x 3.58m)

**Bedroom 2:** 11'6 x 10'4 (3.51m x 3.15m)

**Bedroom 3:** 11'9 x 9'3 (3.58m x 2.82m)

**Bedroom 4:** 9'2 x 7'0 (2.80m x 2.14m)

**Utility:** 6'8 x 5'9 (2.03m x 1.75m)

#### shower room

#### Bathroom

**Lounge Area:** 16'1 x 9'7 (4.91m x 2.92m)

**Kitchen Area:** 16'8 x 16'0 (5.08m x 4.88m)

### OUTSIDE

#### Front and Rear Garden

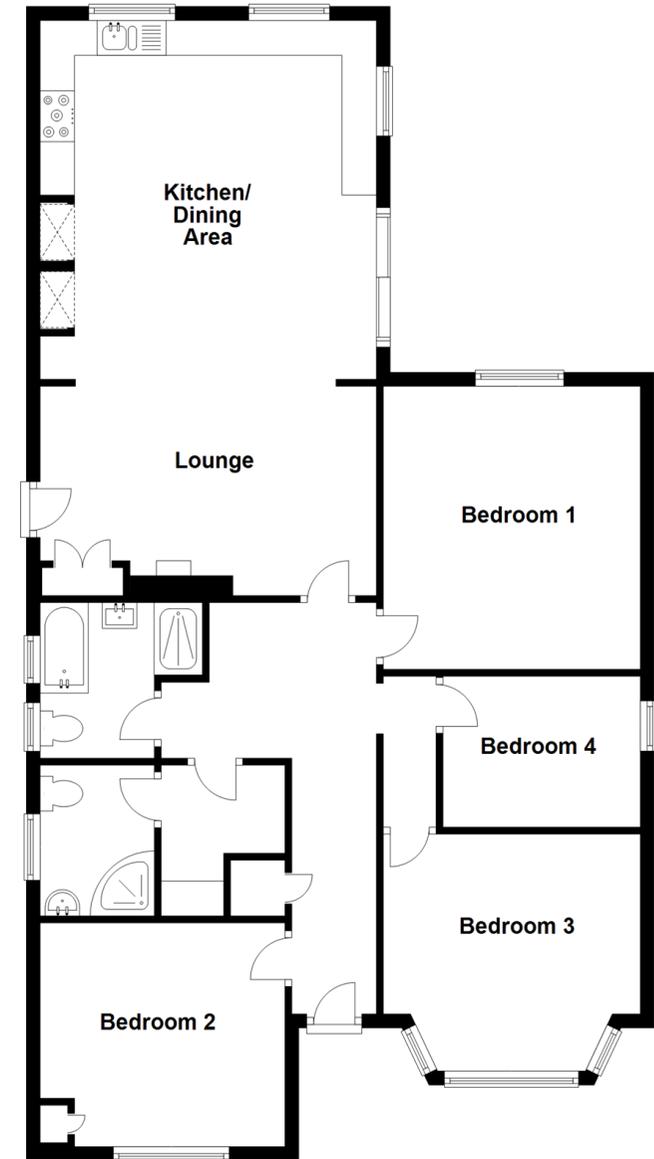
#### Driveway

#### Workshop

#### Summer House

### Ground Floor

Approx. 112.8 sq. metres (1214.6 sq. feet)



Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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