



Offers Over
£600,000

Freehold

3x  3x  1x 

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

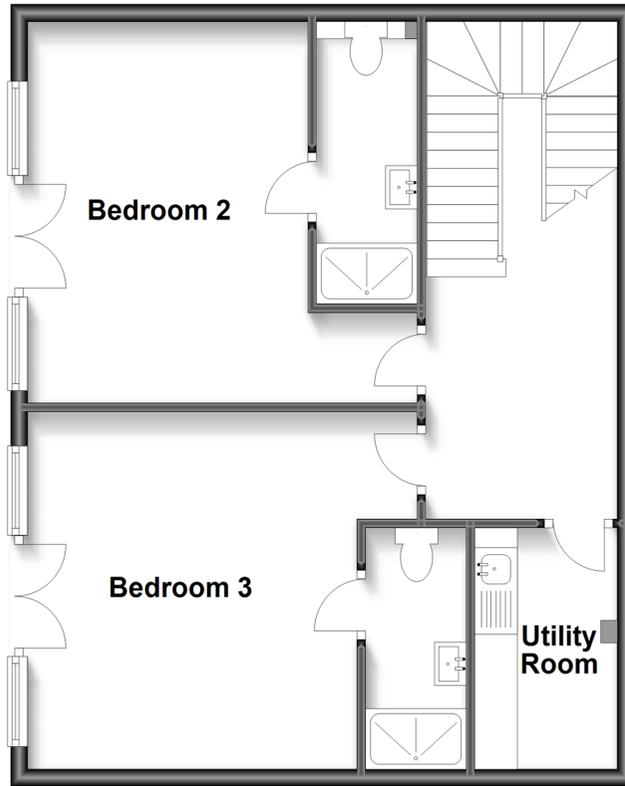
OVER 60?

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

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Helping you move forwards

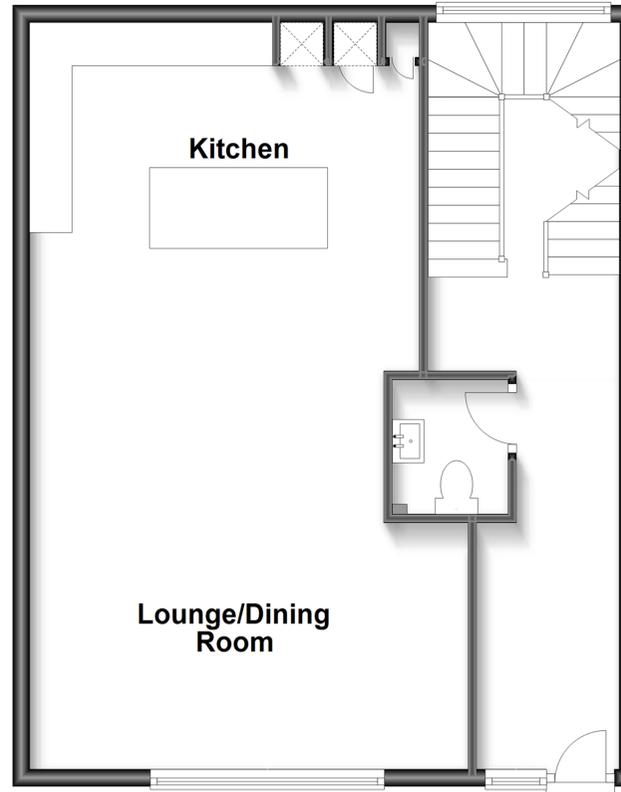
Lower Ground Floor

Approx. 59.0 sq. metres (634.9 sq. feet)



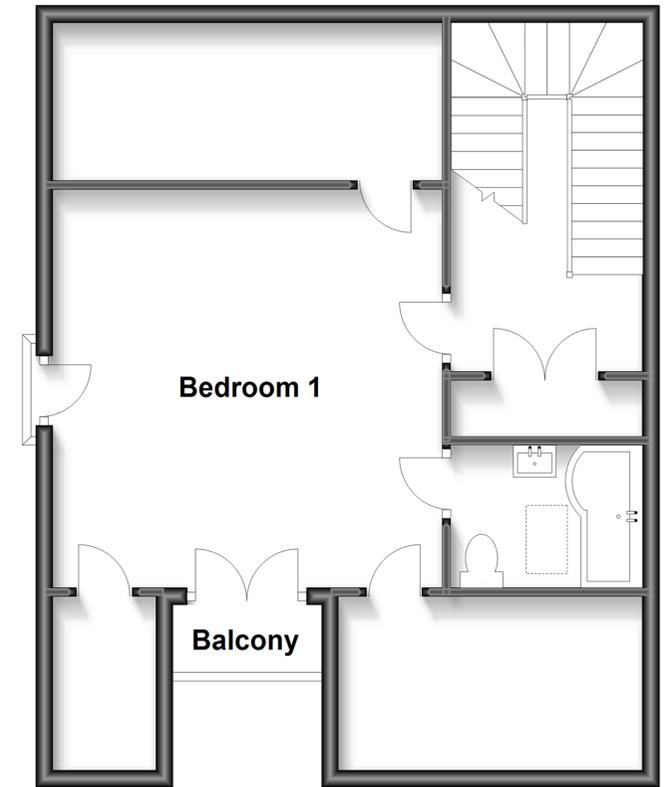
Ground Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Accommodation

LOWER GROUND FLOOR

Bedroom 2: 14'5 x 11'5 (4.40m x 3.48m)

En Suite : 10'8 x 3'10 (3.25m x 1.17m)

Bedroom 3: 13'3 x 12'4 (4.04m x 3.76m)

En Suite: 8'3 x 3'11 (2.52m x 1.19m)

Utility Room: 9'2 x 5'5 (2.80m x 1.65m)

Cloakroom: 5'0 x 4'4 (1.53m x 1.32m)

FIRST FLOOR

Bedroom 1 : 15'1 x 15'1 (4.60m x 4.60m)

En Suite : 7'1 x 5'6 (2.16m x 1.68m)

Balcony

GROUND FLOOR

Entrance Hall

Kitchen/Lounge/Dining Room: 28'5 x 17'9 at widest point (8.67m x 5.41m)

OUTSIDE

Garden

Blocked Paved Driveway

Two Patio Areas & Balcony



Main features

- Contemporary 3 storey family home.
- Stylish 28-foot open plan living area.
- All bedrooms en-suite
- NHBC (5 years remaining approx.)
- Secluded garden with home office/bike shed
- Magnificent views to the south downs, distant sea views
- Large block paved driveway



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.6 miles, Woodingdean

Secondary Schools: Downs View Special School 0.9 miles, Longhill High School 1.5 miles



Transport Information

Train Stations: Moulsecoomb 3.6 miles, Falmer 3.6 miles, Preston Park 3.7 miles



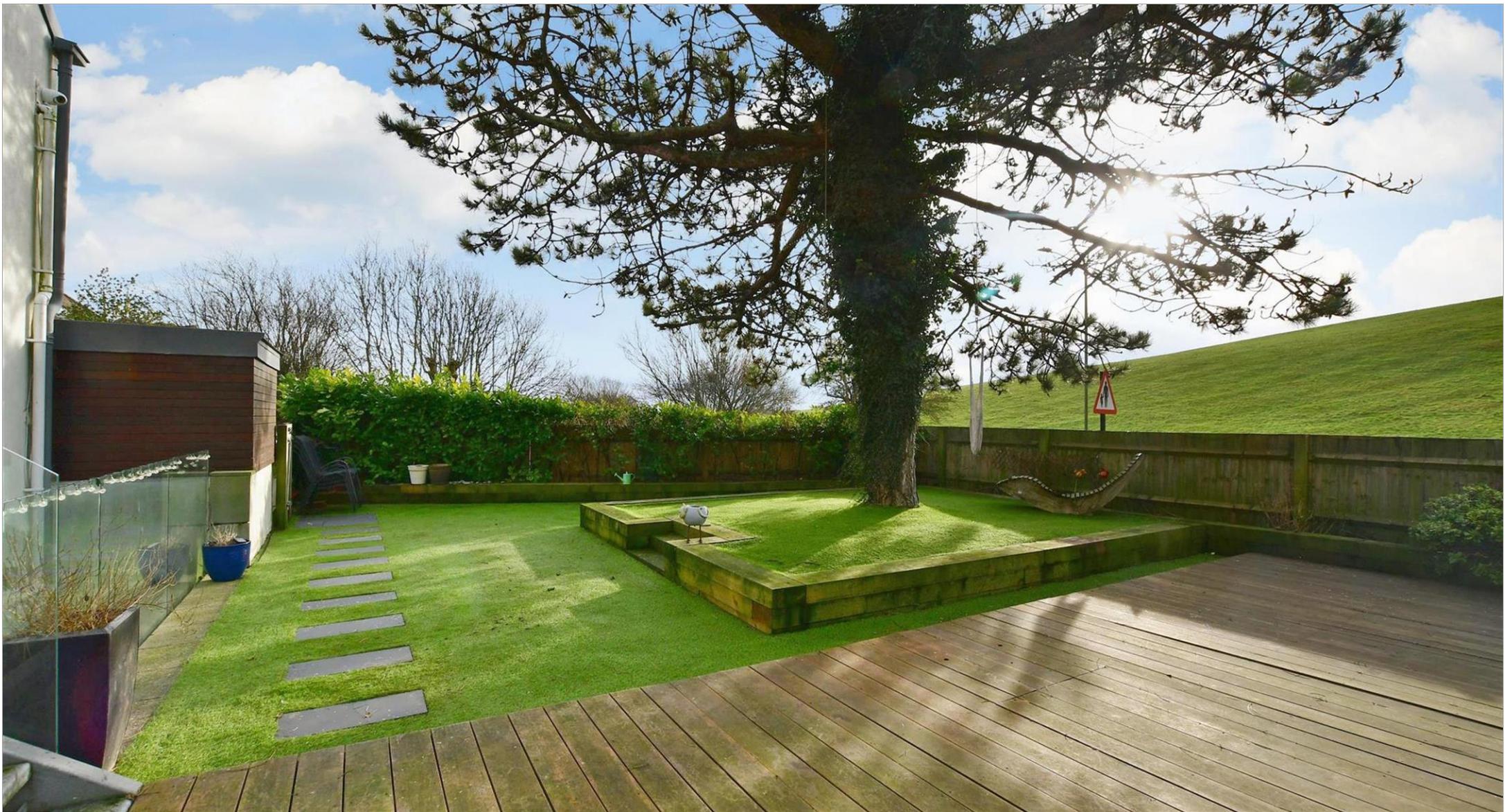
Address

Briarcroft 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](https://www.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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