



**Guide Price**  
**£550,000**

**Freehold**

5x  1x  2x 

**Warren Close,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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



Video Tour available

**cubitt & west**  
Helping you move forwards



## Main features

- Fantastic family home in a quiet cul de sac
- Sought after North Woodingdean location
- Chain free, ready to move into
- Spacious and flexible layout, ideal for growing families
- Huge potential throughout, far reaching views.

## Accommodation

### GROUND FLOOR

Hallway

Lounge : 18'3 x 12'0 (5.57m x 3.66m)

Kitchen/Breakfast Room: 18'3 x 10'2 (5.57m x 3.10m)

Conservatory: 18'3 x 10'2 (5.57m x 3.10m)

Bedroom 4: 14'2 x 9'0 (4.32m x 2.75m)

Bedroom 2: 14'0 x 11'9 (4.27m x 3.58m)

Bedroom 5: 12'0 x 9'5 (3.66m x 2.87m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 21'3 x 15'7 (6.48m x 4.75m)

Bedroom 3: 14'2 x 10'4 (4.32m x 3.15m)

Dressing Room: 10'0 x 9'7 (3.05m x 2.92m)

Cloakroom

### OUTSIDE

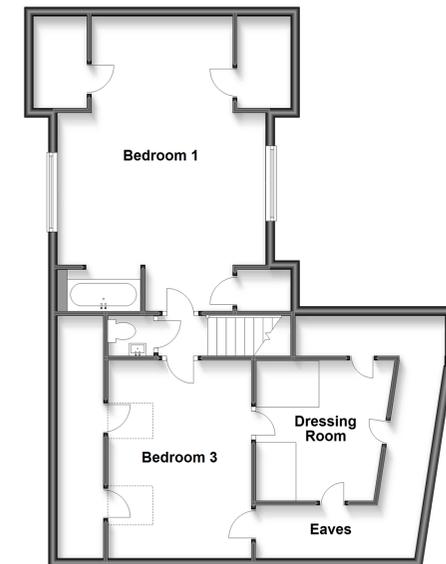
Front and Rear Garden

Garage

Ground Floor  
Approx. 111.4 sq. metres (1193 sq. feet)



First Floor  
Approx. 77.4 sq. metres (833.2 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
- 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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