

**OVER 60?**

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



**Price**  
**£500,000**  
**Freehold**

3x  1x  2x 

Selhurst Road, Woodingdean, East Sussex,  
BN2

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented detached bungalow in sought after location
- Wonderful rear garden backing onto woodland
- Potential to extend subject to planning
- Spacious and bright living areas
- Off street parking & garage

## Accommodation

### GROUND FLOOR

#### Hallway

**Lounge/Diner:** 20'7 x 13'5 (6.28m x 4.09m)

**Kitchen/Breakfast Room:** 12'7 x 9'9 (3.84m x 2.97m)

**Utility Room:** 11'2 x 8'4 (3.41m x 2.54m)

**Bedroom 1:** 13'8 x 11'4 (4.17m x 3.46m)

#### En Suite WC

**Bedroom 2:** 12'9 x 10'2 (3.89m x 3.10m)

**Bedroom 3:** 10'4 x 7'7 (3.15m x 2.31m)

#### Bathroom

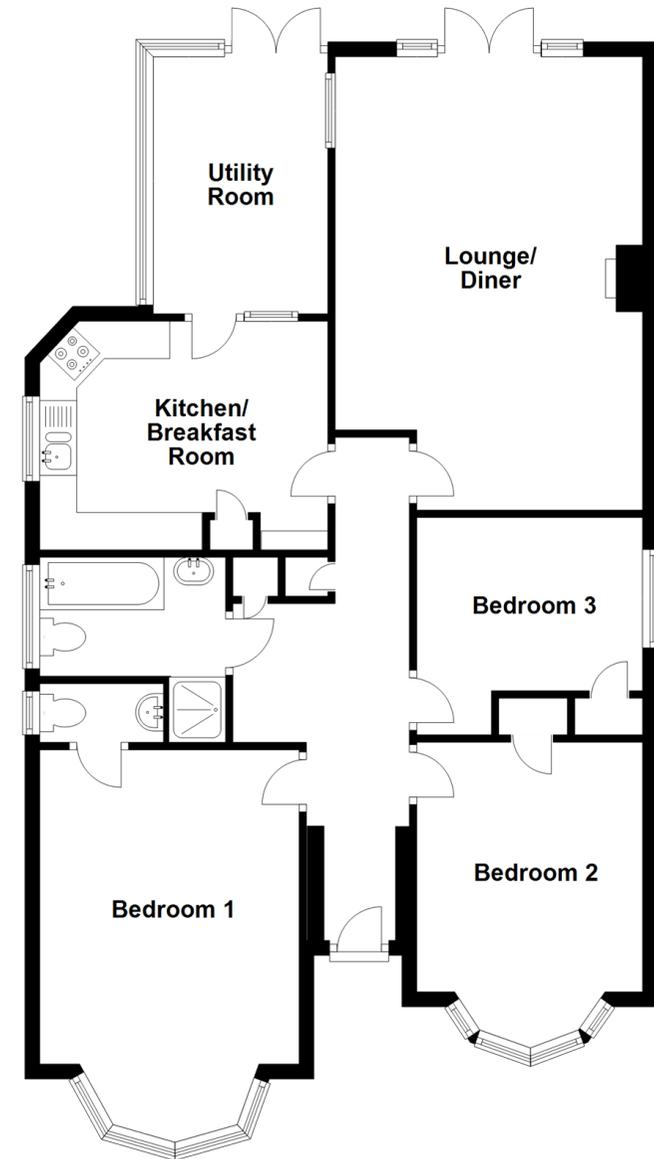
### OUTSIDE

**Front & Rear Gardens**

**Garage**

**Driveway**

**Ground Floor**  
Approx. 101.4 sq. metres (1091.9 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
- 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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