



**OVER 60?**

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

**Price**

**£699,000**

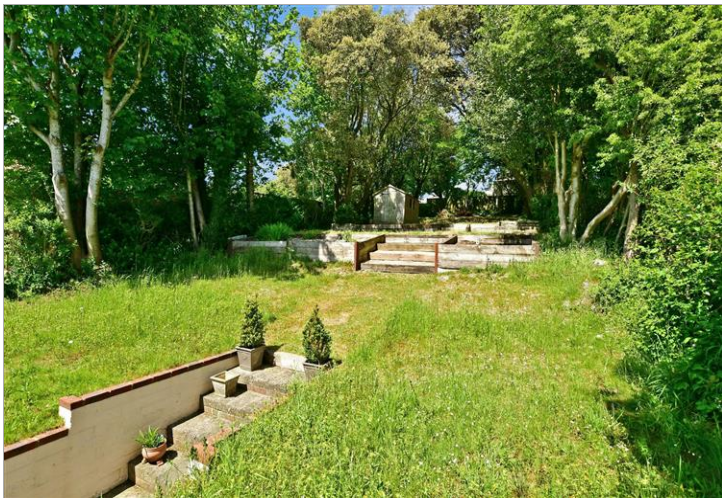
**Freehold**

3x  1x  1x 

**Crescent Drive North,  
Woodingdean, Brighton,  
East Sussex, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Outstanding family home, sought after location
- Stunning open plan living areas, ideal for entertaining
- Large bedrooms with stunning views
- Fantastic size rear garden offering huge potential
- Ample off street parking & garage

## Accommodation

### GROUND FLOOR

Porch

Hallway

**Lounge Area:** 13'1 x 12'8 (3.99m x 3.86m)

**Dining Area:** 12'7 x 11'4 (3.84m x 3.46m)

**Kitchen:** 19'4 x 10'6 (5.90m x 3.20m)

**Utility:** 8'6 x 7'7 (2.59m x 2.31m)

Cloakroom

### FIRST FLOOR

Landing

**Bedroom 1:** 12'9 x 11'3 (3.89m x 3.43m)

**Bedroom 2:** 17'8 x 11'1 (5.39m x 3.38m)

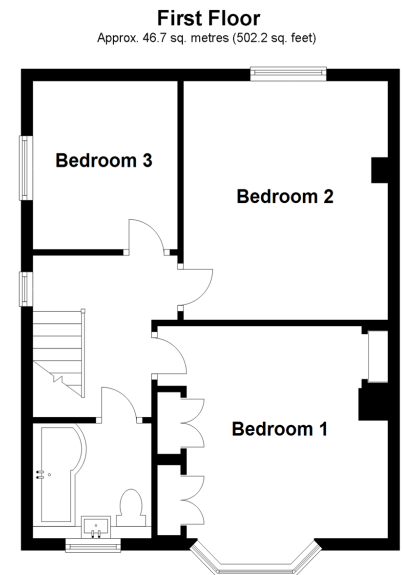
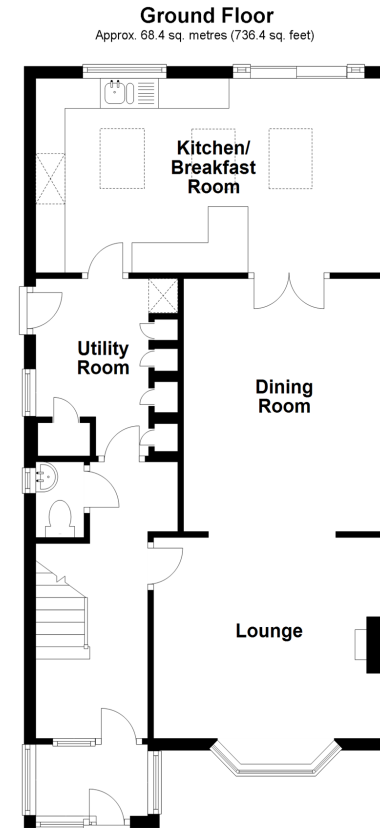
**Bedroom 3:** 8'9 x 7'8 (2.67m x 2.34m)

Bathroom

### OUTSIDE

Front and Rear Garden

Garage and Drive



**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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