



**Offers In
Excess Of
£600,000
Freehold**

5x  2x  1x 

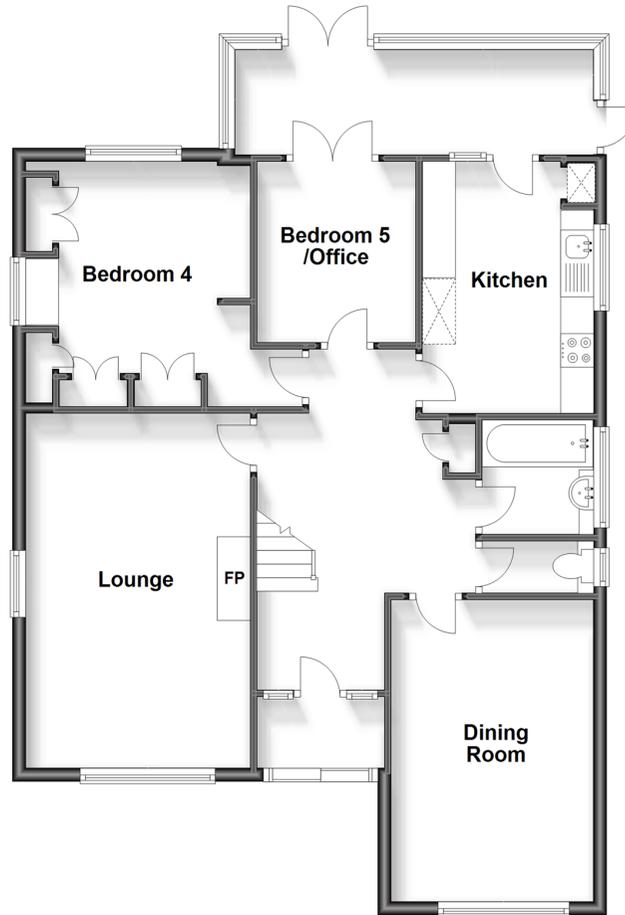
**Crescent Drive North,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

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

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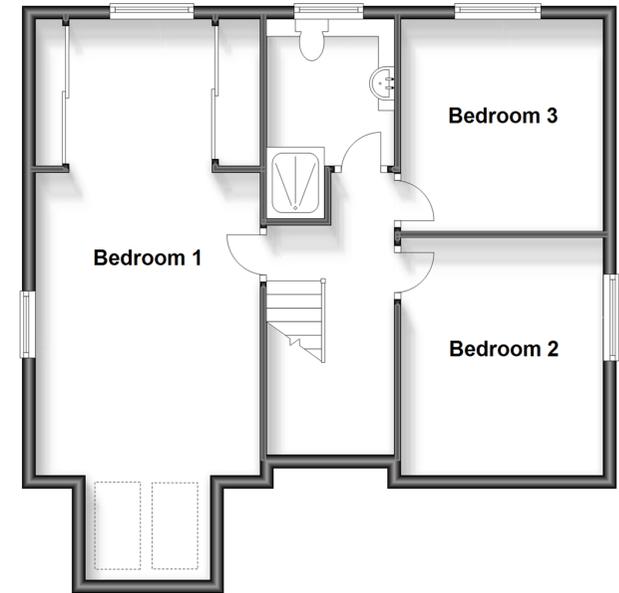
Ground Floor
Approx. 93.2 sq. metres (1003.6 sq. feet)



Lower Ground Floor
Approx. 13.8 sq. metres (148.9 sq. feet)



First Floor
Approx. 61.0 sq. metres (656.4 sq. feet)



Accommodation

LOWER GROUND FLOOR

Garage

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge : 16'11 x 11'1 (5.16m x 3.38m)

Kitchen: 12'6 x 8'4 (3.81m x 2.54m)

Dining Room: 14'11 x 10'0 (4.55m x 3.05m)

Bedroom 4: 12'6 x 11'1 (3.81m x 3.38m)

Bedroom 5/ Office: 9'0 x 8'3 (2.75m x 2.52m)

Conservatory

Bathroom

W.C

FIRST FLOOR

Landing

Bedroom 1: 27'9 x 11'3 (8.46m x 3.43m)

Bedroom 2: 11'7 x 10'3 (3.53m x 3.13m)

Bedroom 3: 10'4 x 10'3 (3.15m x 3.13m)

Shower Room

OUTSIDE

Front, Side and Rear Gardens

Driveway



Main features

- Bright & spacious family home offering versatile accommodation
- Sought after location
- Fantastic views over the south downs and distant sea views
- Impressive principal bedroom with dressing area and retractable balcony
- Garage & driveway
- Rear and side gardens



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.4 miles, Woodingdean Primary 0.5 miles, Bevendean Primary 1.3 miles

Secondary Schools: Longhill High School 1.3 miles.



Transport Information

Train Stations: Moulsecoomb 3.2 miles, Falmer 3.2 miles, London Road 3.6 miles, Brighton 3.6 miles



Address

Crescent Drive North, 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



- 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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