



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

5x  2x  1x 

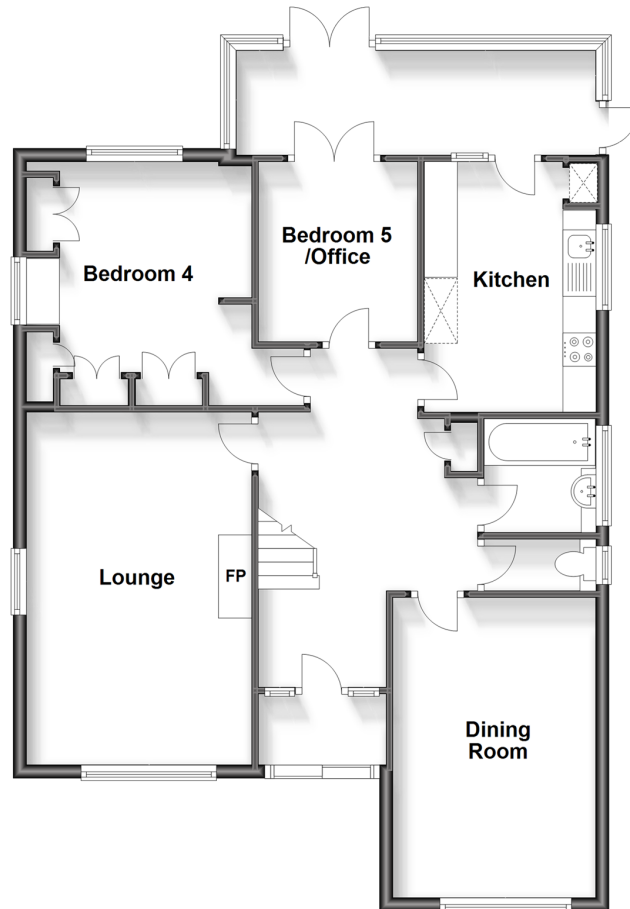
**Crescent Drive North,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

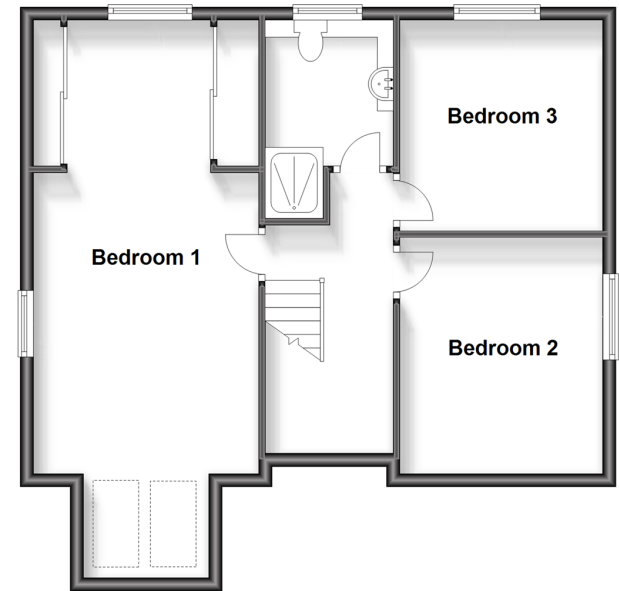
**Ground Floor**  
Approx. 93.2 sq. metres (1003.6 sq. feet)



**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)

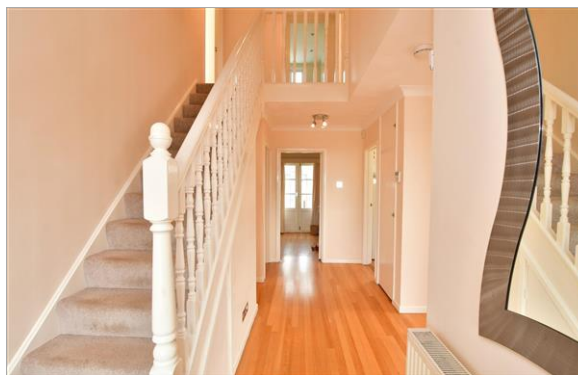
Bedroom 3: 10'4 x 10'3 (3.15m x 3.13m)

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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Helping you move forwards

Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://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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