



**Price**

**£375,000**

**Freehold**

3x  1x  1x 

**Batemans Road,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards



## Main features

- Great size 3 storey family home in need of some updating
- Large lounge with sunny aspect balcony, air conditioning in main bedroom, lounge and kitchen
- Beautiful Views,
- Lower Ground Floor - currently arranged as a flat with own entrance (no planning in place)
- Hard standing located at the rear of the property currently used as a parking space.
- No onward chain

## Accommodation

### LOWER GROUND

Room 1: 17'6 x 9'9 (5.34m x 2.97m)  
Room 2: 16'4 x 8'9 (4.98m x 2.67m)  
Kitchen Area: 21'8 x 6'10 (6.61m x 2.08m)  
Shower Room

### GROUND FLOOR

Entrance Hall  
Lounge: 16'4 x 11'10 (4.98m x 3.61m)  
Kitchen: 13'4 x 9'8 (4.07m x 2.95m)  
Cloakroom  
Balcony

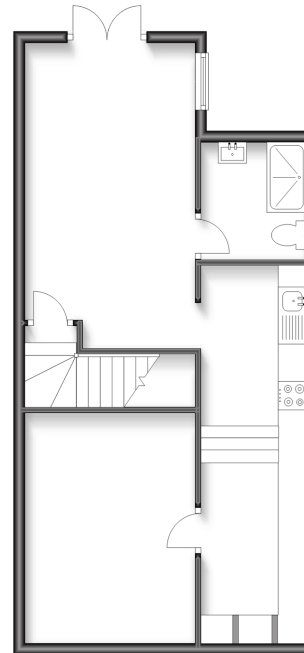
### FIRST FLOOR

Landing  
Bedroom 1: 18'0 x 13'4 (5.49m x 4.07m)  
Bedroom 2: 11'11 x 9'11 (3.63m x 3.02m)  
Bedroom 3: 8'8 x 6'2 (2.64m x 1.88m)  
Bathroom

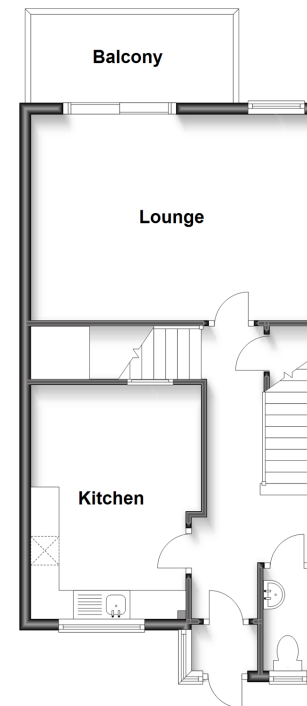
### OUTSIDE

Front Garden  
Small Woodland Plot To Rear  
Parking Space

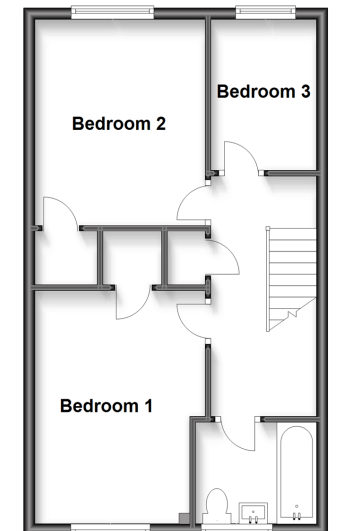
**Lower Ground Floor**  
Approx. 48.5 sq. metres (521.6 sq. feet)



**Ground Floor**  
Approx. 46.0 sq. metres (495.5 sq. feet)



**First Floor**  
Approx. 44.0 sq. metres (473.4 sq. feet)



**Call Woodingdean - 01273 606121 ■ cubittandwest.co.uk**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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