



**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

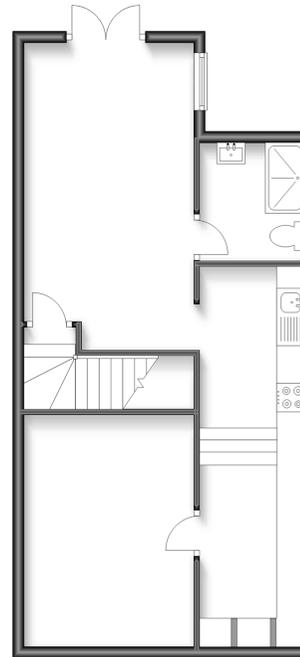
Landing  
 Bedroom 1: 18'0 x 13'4 (5.49m x 4.07m)  
 Bedroom 2: 11'11 x 9'11 (3.63m x 3.02m)  
 Bedroom 3: 8'8 x 6'2 (2.64m x 1.88m)  
 Bathroom

### OUTSIDE

Front Garden  
 Small Woodland Plot To Rear  
 Parking Space

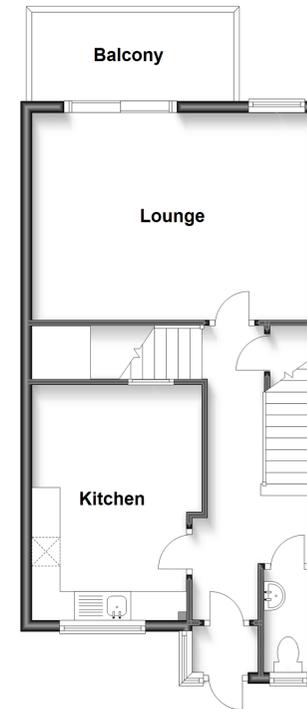
### Lower Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



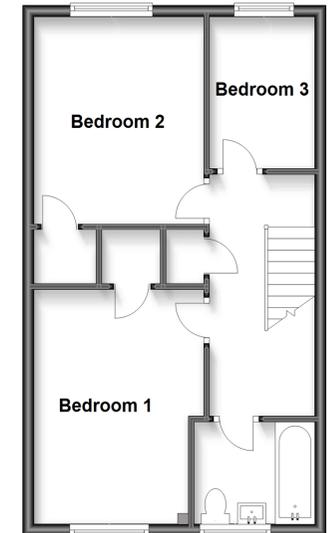
### Ground Floor

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](http://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



32507751/20240419/DS/JON