



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

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

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Chain free
- Well-kept throughout with new carpets and freshly painted
- Bright & spacious rooms
- Beautiful views of the nearby park and sea
- Good size rear garden with scope to make it your own

## Accommodation

### GROUND FLOOR

Porch Area

Hallway

Office: 11'0 x 5'8 (3.36m x 1.73m)

Lounge: 22'0 x 9'3 (6.71m x 2.82m)

Kitchen: 10'5 x 7'8 (3.18m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 10'7 x 9'3 (3.23m x 2.82m)

Bedroom 2: 10'2 x 9'7 (3.10m x 2.92m)

Bedroom 3: 9'9 x 7'7 (2.97m x 2.31m)

W.C

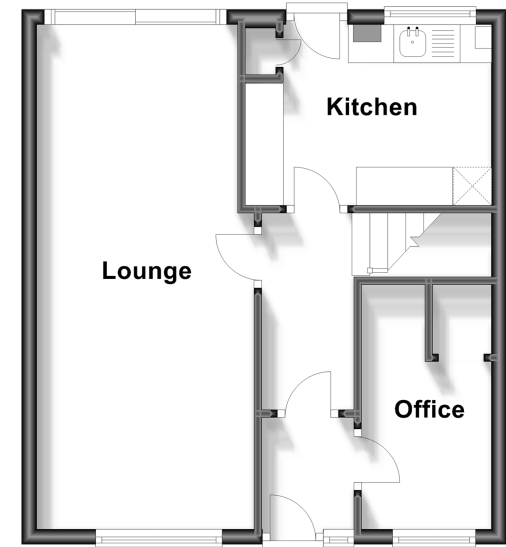
Bathroom

### OUTSIDE

Front and Rear Gardens

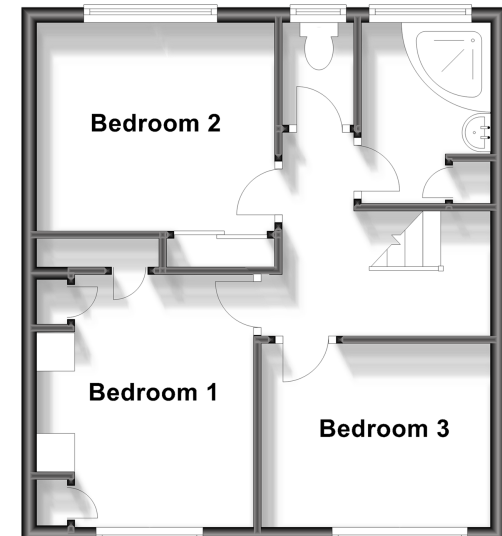
## Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.1 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
- 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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