



Price
£575,000

Freehold

4x  2x  2x 

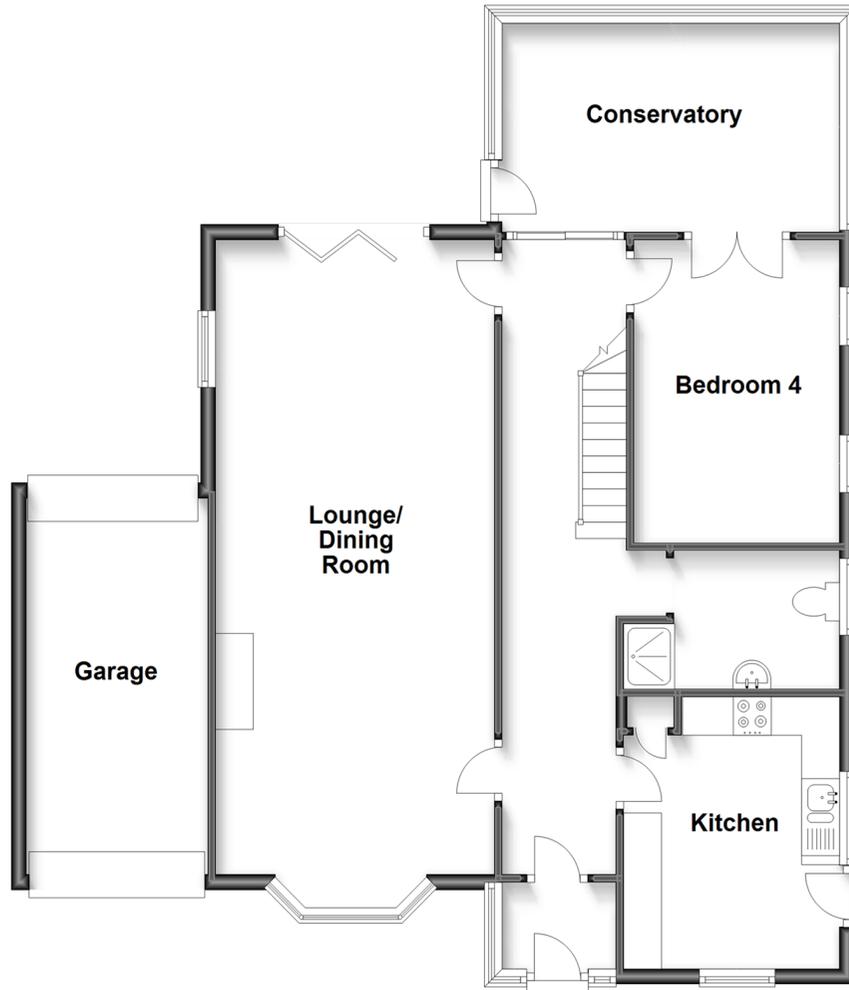
**Crescent Drive South,
Woodingdean, Brighton,
East Sussex, BN2**

OVER 60?

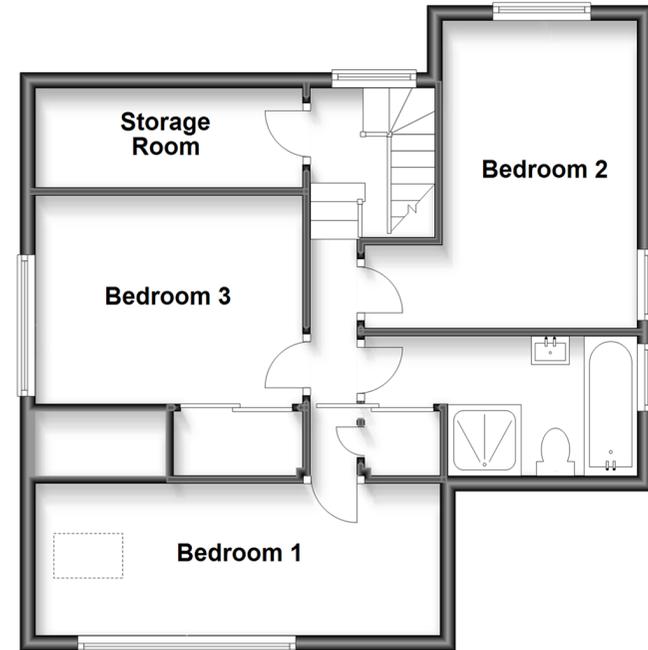
Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards

Ground Floor
Approx. 98.6 sq. metres (1061.6 sq. feet)



First Floor
Approx. 53.5 sq. metres (576.3 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch
Lounge/Dining Room: 26'1 x 11'10 (7.96m x 3.61m)
Kitchen: 11'8 x 9'1 (3.56m x 2.77m)
Bedroom 4: 12'10 x 8'7 (3.91m x 2.62m)
Shower Room: 8'3 x 6'0 (2.52m x 1.83m)
Conservatory: 16'1 x 8'3 (4.91m x 2.52m)

Bathroom : 11'8 x 5'11 (3.56m x 1.80m)
Storage Room

OUTSIDE

Front and Rear Gardens
Summer House/Office: 12'5 x 7'5 (3.79m x 2.26m)
Garage : 15'6 x 15'1 (4.73m x 4.60m)
Driveway

FIRST FLOOR

Bedroom 1: 16'1 x 7'3 (4.91m x 2.21m)
Bedroom 2: 12'9 x 8'6 (3.89m x 2.59m)
Bedroom 3: 11'10 x 8'9 (3.61m x 2.67m)



Main features

- Beautifully presented family home with stunning southerly views
- Sunny aspect gardens
- Summer house/home office with power & wifi
- Two large eaves storage cupboards plus attic
- Trifold doors onto patio from lounge/dining room
- Brand new ground floor bathroom



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.3 miles, Woodingdean Primary 1.2 miles, St Margaret's CofE Primary, Rottingdean 2.1 miles.



Transport Information

Train Stations: Falmer 3.8 miles, Preston Park 3.8 miles, Moulsecomb 3.9 miles



Address

Crescent Drive South, Woodingdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

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

EPC RATING	CURRENT:	POTENTIAL:

32507815/20231113/SH/JON