



**Guide Price**  
**£425,000**

**Freehold**

3x  1x  2x 

**Chalkland Rise,  
Woodingdean, Brighton,  
East Sussex, BN2**

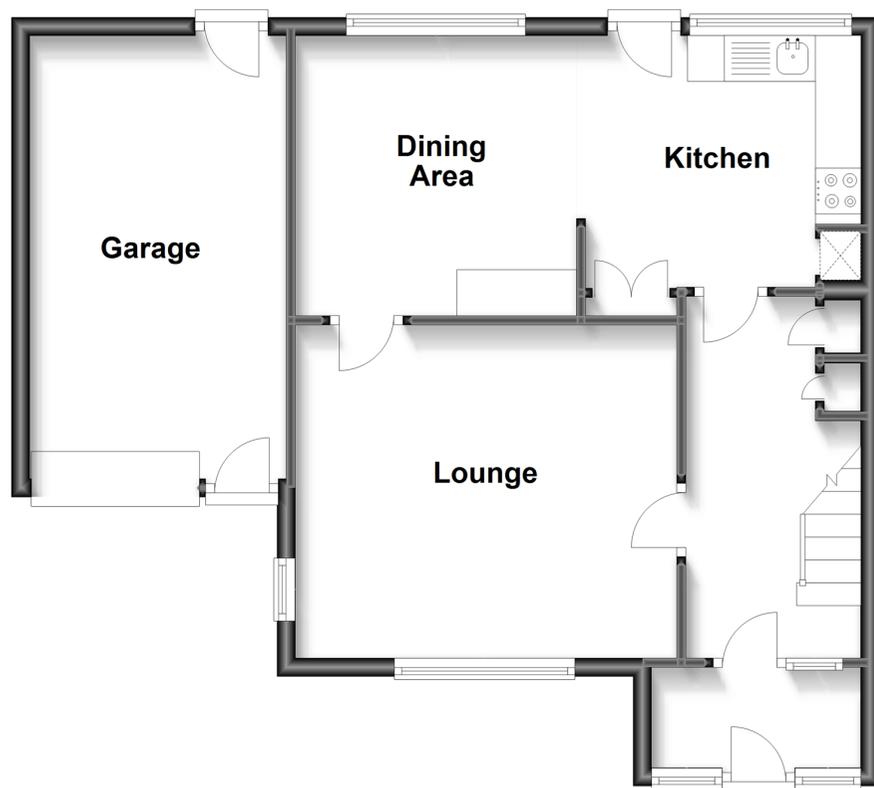
**OVER 60?**

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

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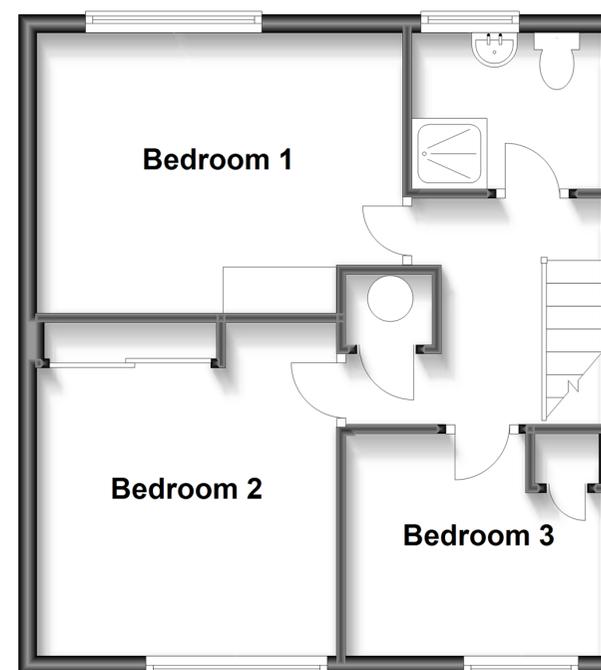
## Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 13'9 x 11'10 (4.19m x 3.61m)

kitchen: 9'10 x 8'10 (3.00m x 2.69m)

Dining Area: 10'2 x 9'10 (3.10m x 3.00m)

Garage: 17'0 x 10'11 (5.19m x 3.33m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 9'10 (3.99m x 3.00m)

Bedroom 2: 11'10 x 10'6 (3.61m x 3.20m)

Bedroom 3: 9'2 x 7'10 (2.80m x 2.39m)

Shower Room

### OUTSIDE

Front and Rear Garden

Driveway



## Main features

- Well-presented family home
- Bright and spacious accommodation
- Open plan kitchen/dining room, perfect for entertaining
- Front and rear gardens
- Large garage with electric door
- Far reaching views to the downs and out to sea
- No onward chain



### Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.0 miles, Woodingdean Primary 0.9 miles, Coombe Road Primary 2.3 miles

Secondary Schools: Downs View Special School 0.9 miles,



### Transport Information

Train Stations: Moulsecoomb 3.6 miles, Falmer 3.6 miles, London Road 4.0 miles, Brighton 4.0 miles



### Address

Chalkland Rise, Woodingdean, Brighton, East Sussex, BN2



### Directions

For directions to this property please contact us.



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Call Woodingdean Branch 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.

EPC RATING

CURRENT:	POTENTIAL:
D(63)	B(34)

32507836/20240501/JON/JON