



**Guide Price**  
**£335,000**

**Freehold**

2x  1x  1x 

**Connell Drive,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

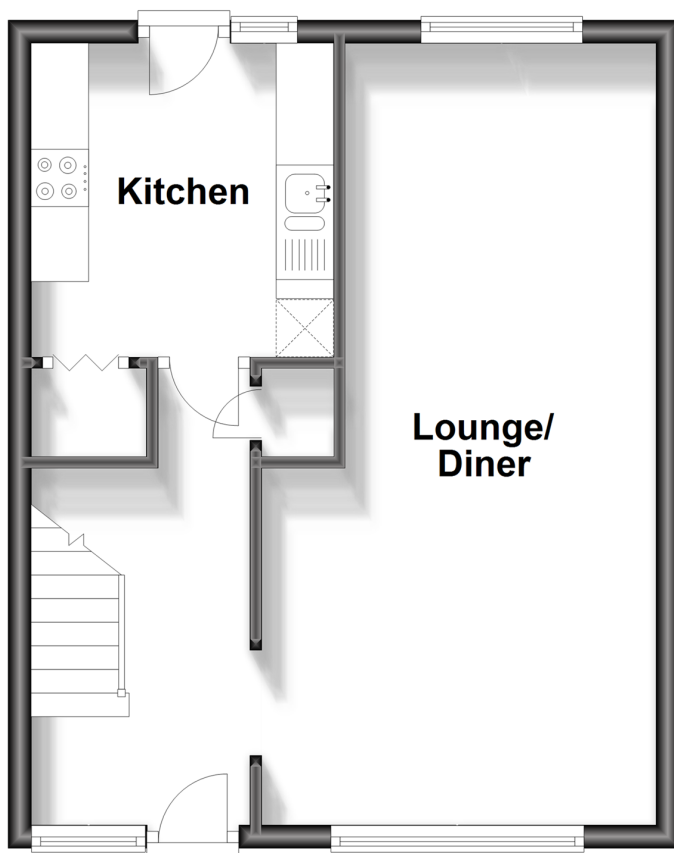
Secure this property  
for up to **59% less!**

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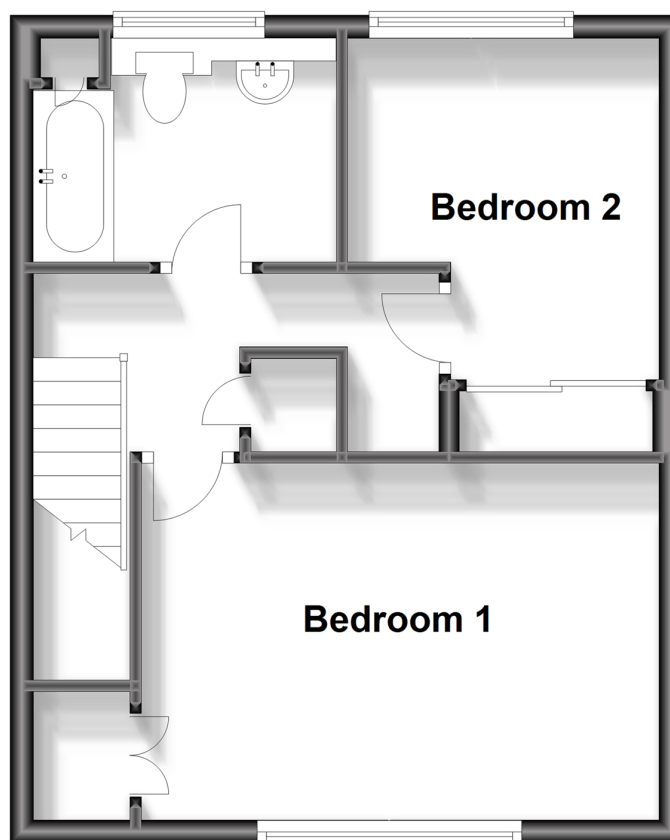
## Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Diner: 22'3 x 11'4 (6.79m x 3.46m)

Kitchen : 9'5 x 8'6 (2.87m x 2.59m)

### FIRST FLOOR

Landing

Bedroom 1: 14'8 x 9'8 (4.47m x 2.95m)

Bedroom 2: 10'3 x 9'1 (3.13m x 2.77m)

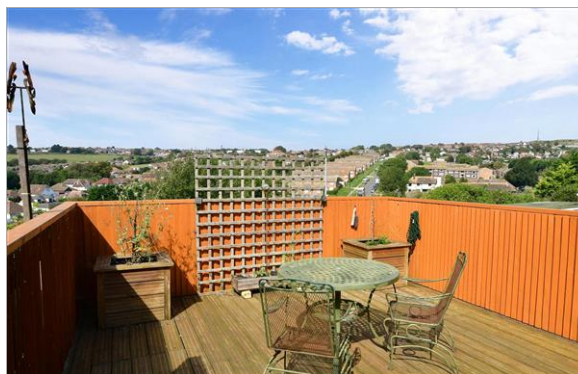
Bathroom

### OUTSIDE

Front and Rear Gardens

Garage and Parking Space

Workshop/Office



## Main features

- Bright and spacious accommodation with a 22-foot lounge/ diner.
- Modern fitted kitchen & bathroom
- Bright and spacious accommodation
- Beautiful gardens, lovely views
- Garage & parking space, with a handy workshop/office
- No onward chain



### Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.7 miles, Woodingdean Primary 1.2 miles, Coombe Road Primary 2.1 miles

Secondary Schools: Longhill High School 1.6 miles.



### Transport Information

Train Stations: Moulsecoomb 3.9 miles, Falmer 3.9 miles, Preston Park 3.9 miles



### Address

Connell Drive, 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](https://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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