



Price
£650,000

Freehold

4x  3x  2x 

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

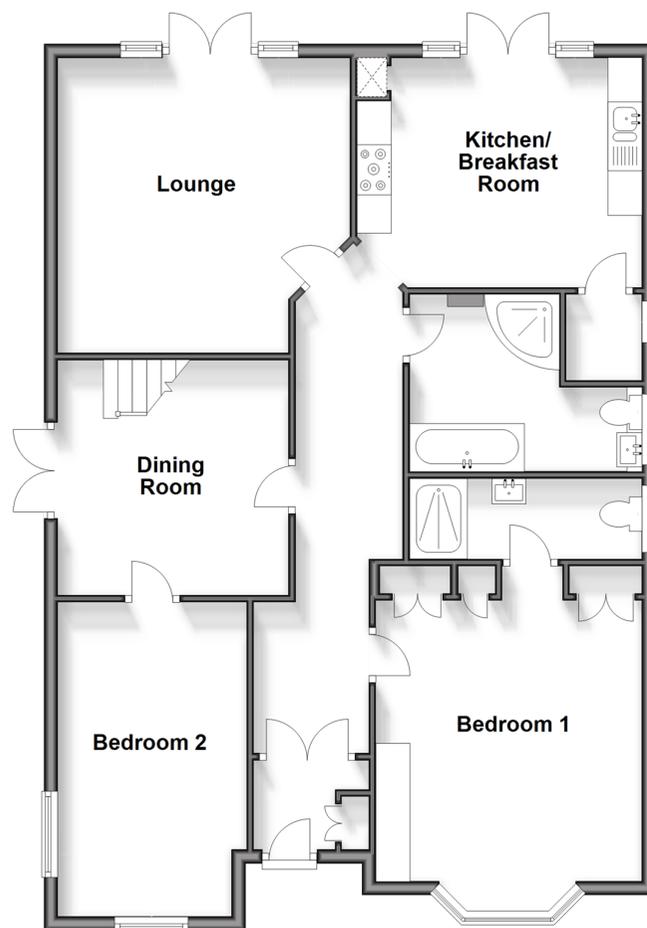
OVER 60?

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

cubitt & west
Helping you move forwards

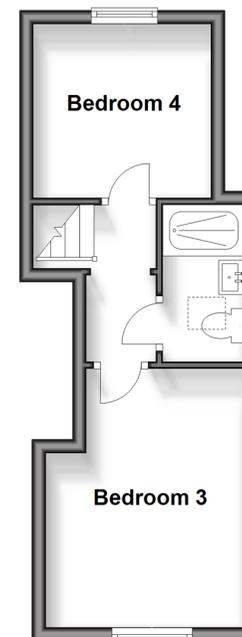
Ground Floor

Approx. 103.3 sq. metres (1111.6 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.7 sq. feet)



Accommodation

GROUND FLOOR

Porch
Hallway
Lounge: 14'11 x 14'6 (4.55m x 4.42m)
Dining Room: 12'0 x 11'3 (3.66m x 3.43m)
Kitchen/Breakfast Room
Bedroom 1: 16'3 x 12'6 (4.96m x 3.81m)
En Suite Shower Room
Bedroom 2: 14'3 x 9'5 (4.35m x 2.87m)
Bathroom

FIRST FLOOR

Landing
Bedroom 3: 12'4 x 9'4 (3.76m x 2.85m)
Bedroom 4: 8'5 x 8'5 (2.57m x 2.57m)
Shower Room

OUTSIDE

Rear Garden
Garage
Driveway



Main features

- Bright and spacious family home offering almost 1400 Sq. Ft of flexible accommodation
- Great size kitchen/diner, perfect for entertaining
- Principal bedroom en-suite
- Generous sunny aspect garden backing on to the South Downs with far reaching views
- Block paved driveway and handy garage



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.8 miles, Woodingdean Primary 1.3 miles, St Margaret's CofE Primary, Rottingdean 1.6 miles.

Secondary Schools: Longhill High School 1.0 miles.



Transport Information

Train Stations: Moulsecoomb 3.9 miles, Falmer 4.0 miles, Preston Park 4.1 miles.



Address

Cowley Drive, 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 Lightbulb icon 0000	CURRENT: D(62)	POTENTIAL: B(83)
--------------------------------------------	--------------------------	----------------------------

32507855/20240411/DS/JON