



Guide Price
£700,000

Freehold

4x  2x  2x 

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

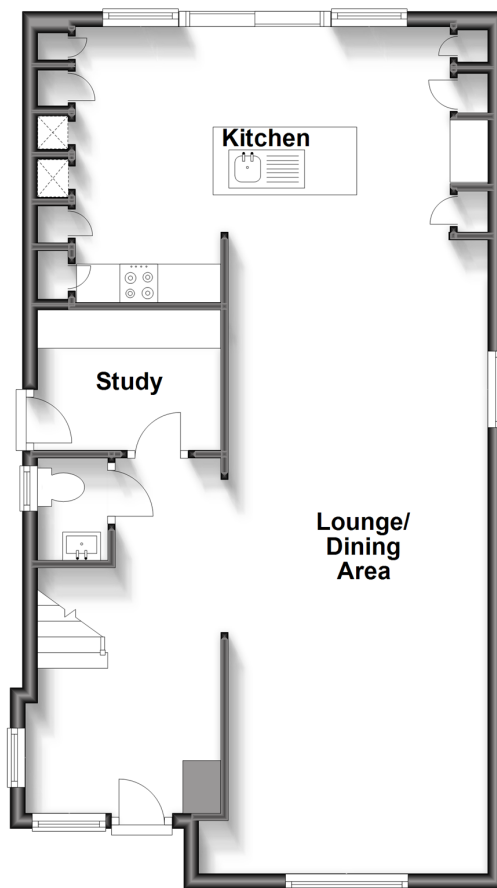
OVER 60?

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

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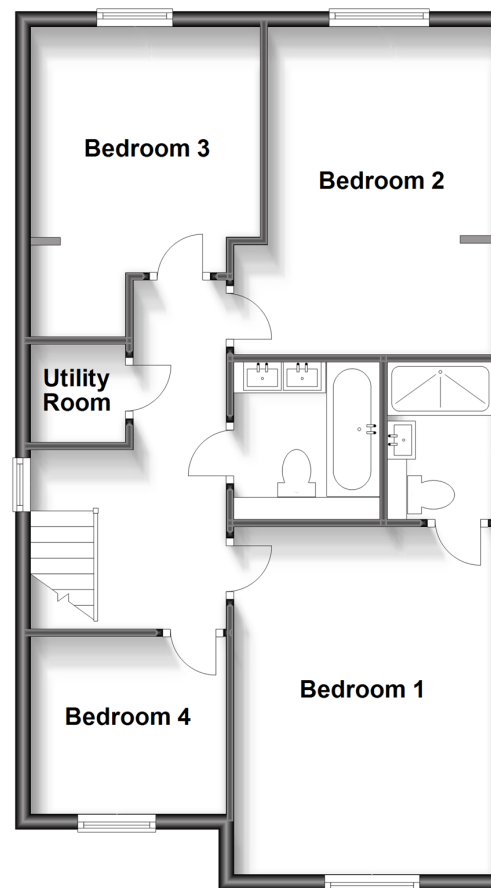
Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Accommodation

GROUND FLOOR

Lounge/Dining Area : 36'11 x 19'11
(11.26m x 6.07m)

Kitchen

Study: 8'0 x 5'11 (2.44m x 1.80m)

Cloakroom

Bedroom 1: 15'0 x 11'5 (4.58m x 3.48m) **OUTSIDE**

En Suite Shower Room

Bedroom 2: 14'6 x 11'4 (4.42m x 3.46m)

Bedroom 3: 13'7 x 9'8 (4.14m x 2.95m)

Bedroom 4: 8'0 x 7'5 (2.44m x 2.26m)

Utility Room

Family Bathroom

FIRST FLOOR

Driveway

Rear Garden



Main features

- Contemporary detached family home offering in excess of 1400 sq. Ft of luxurious space & sea views
- Principal bedroom en-suite, family bathroom & guest cloak room
- Tiled living area with under floor heating at ground floor level
- Large block paved driveway, stunning rear garden & patio



Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.4 miles, Woodingdean Primary 0.5 miles, Bevendean Primary 1.3 miles
Secondary Schools: Downs View Special School 0.5 miles, Longhill High School 1.3 miles.



Transport Information

Train Stations: Moulsecoomb 3.2 miles, Falmer 3.2 miles, London Road 3.6 miles, Brighton 3.6 miles



Address

Crescent Drive North, 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



■ 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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