

OVER 60?

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



Offers In Excess Of
£475,000
Freehold

4x  2x  1x 

Abinger Road, Woodingdean, Brighton,
East Sussex, BN2

cubitt&west
Helping you move forwards



Main features

- Modern semi-detached family home built circa 2013
- Bright and airy large living areas
- Principal bedroom en-suite
- Block paved driveway to front
- Rear and side gardens with spectacular views over the South Downs and distant sea
- No onward chain

Accommodation

GROUND FLOOR

Reception Hallway: 16'10 x 9'9 at widest point (5.13m x 2.97m)

Kitchen: 16'10 x 13'10 (5.13m x 4.22m)

Lounge: 16'11 x 12'10 (5.16m x 3.91m)

Bedroom 4: 12'2 x 6'6 (3.71m x 1.98m)

Cloakroom

FIRST FLOOR

Bedroom 1: 14'2 x 11'11 (4.32m x 3.63m)

En suite Shower Room

Bedroom 2: 12'9 x 11'9 (3.89m x 3.58m)

Bedroom 3: 11'9 x 11'5 (3.58m x 3.48m)

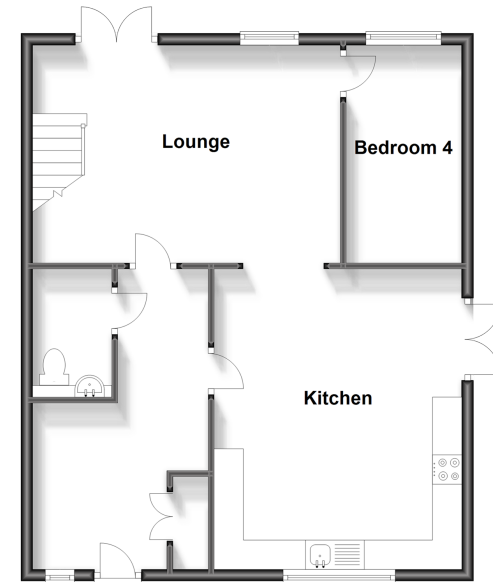
Family Bathroom: 12'2 x 7'11 (3.71m x 2.41m)

OUTSIDE

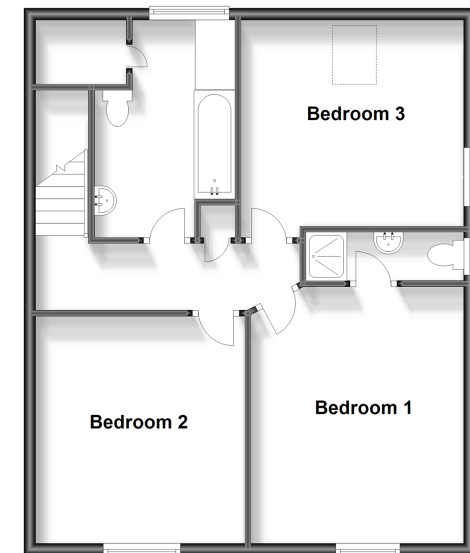
Rear and Side Gardens

Blocked Paved Driveway

Ground Floor
Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor
Approx. 65.2 sq. metres (701.8 sq. feet)



Call Woodingdean - 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.



32507874/20240410/SH/JON