



**Offers In
Excess Of
£700,000
Freehold**

4x  2x  2x 

**Channel View Road,
Woodingdean, Brighton,
East Sussex, BN2**

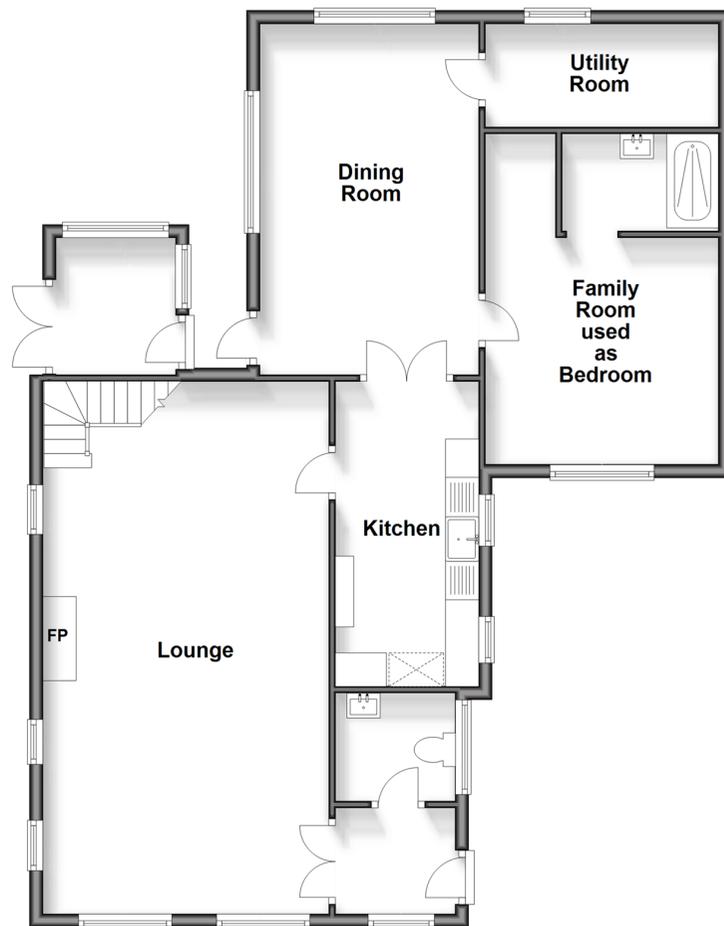
OVER 60?

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

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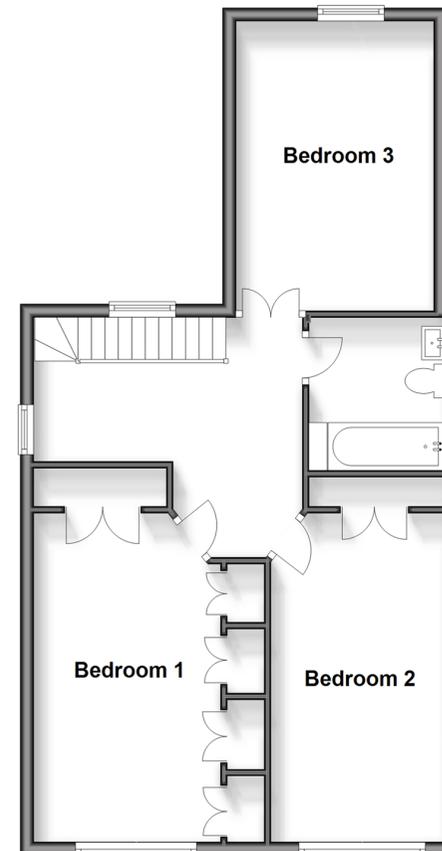
Ground Floor

Approx. 95.6 sq. metres (1028.9 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 26'5 x 14'2 (8.06m x 4.32m)

Kitchen: 14'2 x 6'3 (4.32m x 1.91m)

Utility Room: 11'5 x 5'0 (3.48m x 1.53m)

Dining Room: 17'0 x 9'10 (5.19m x 3.00m)

Bedroom : (L-shaped) 11'10 x 5'3 (3.61m x 1.60m) plus 10'8 x 3'3 (3.25m x 0.99m)

Ensuite Shower Room

FIRST FLOOR

Landing

Bedroom 1: 16'4 x 9'4 (4.98m x 2.85m)

Bedroom 2: 16'2 x 8'5 (4.93m x 2.57m)

Bedroom 3: 13'10 x 8'7 (4.22m x 2.62m)

Bathroom

OUTSIDE

Front and Rear Garden

Driveway



Main features

- Well-presented family home full of charm, character and originality
- Sunny aspect lounge with cosy log burner, brick fire surround, high ceiling, decorative beams, and stunning carpentry
- Bespoke fitted kitchen with formal dining room adjacent
- Separate utility area, guest cloakroom
- Stunning countryside & sea views

Nearest Schools

Primary Schools: Woodingdean Primary 0.4 miles, Rudyard Kipling Primary 1.3 miles, Coombe Road Primary 1.6 miles
Secondary Schools: Downs View Special School 0.4 miles, Hamilton Lodge School for Deaf Children 1.7 miles

Transport Information

Train Stations: Moulsecoomb 2.5 miles, London Road 2.9 miles, Brighton 2.9 miles

Address

Channel View Road, 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://www.cubittandwest.co.uk)



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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