



**Offers In  
Excess Of  
£425,000  
Freehold**

3x  2x  1x 

**Farm Hill,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Bright and Spacious throughout
- Cosy lounge with feature fireplace and gas fire
- Large kitchen/diner
- Close to The South Downs and local shops
- Front & rear gardens, on street parking

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 15'9 x 11'5 (4.80m x 3.48m)

Kitchen: 14'7 x 10'10 (4.45m x 3.30m)

Bedroom 2: 13'9 x 10'9 (4.19m x 3.28m)

Bedroom 3/ Dining Room: 11'0 x 8'8 (3.36m x 2.64m)

Bathroom

### FIRST FLOOR

Bedroom 1: 16'3 x 14'4 (4.96m x 4.37m)

En Suite

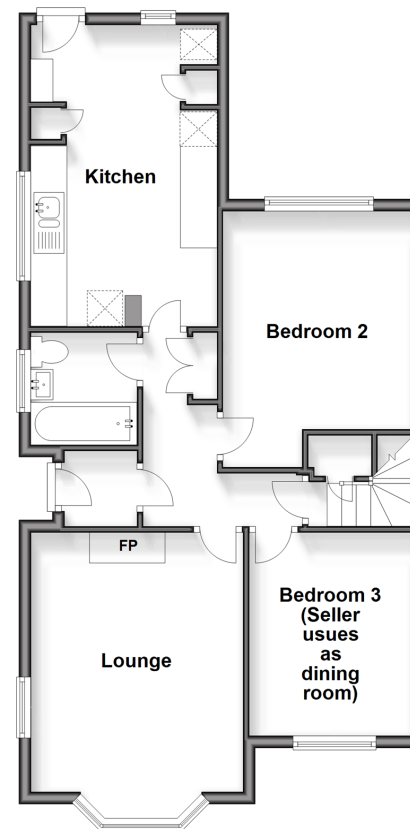
### OUTSIDE

Front and Rear Gardens

On Street Parking

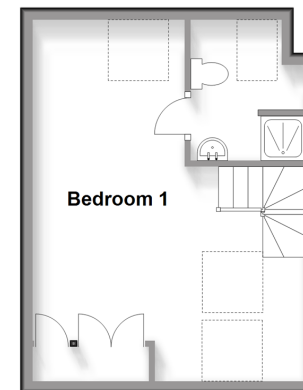
### Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



### First Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



**Call Woodingdean - 01273 606121 ■ [cubittandwest.co.uk](http://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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