



**Guide Price**  
**£650,000**

**Freehold**

4x  2x  1x 

**Donnington Road,  
Woodingdean, Brighton,  
East Sussex, BN2**

**OVER 60?**

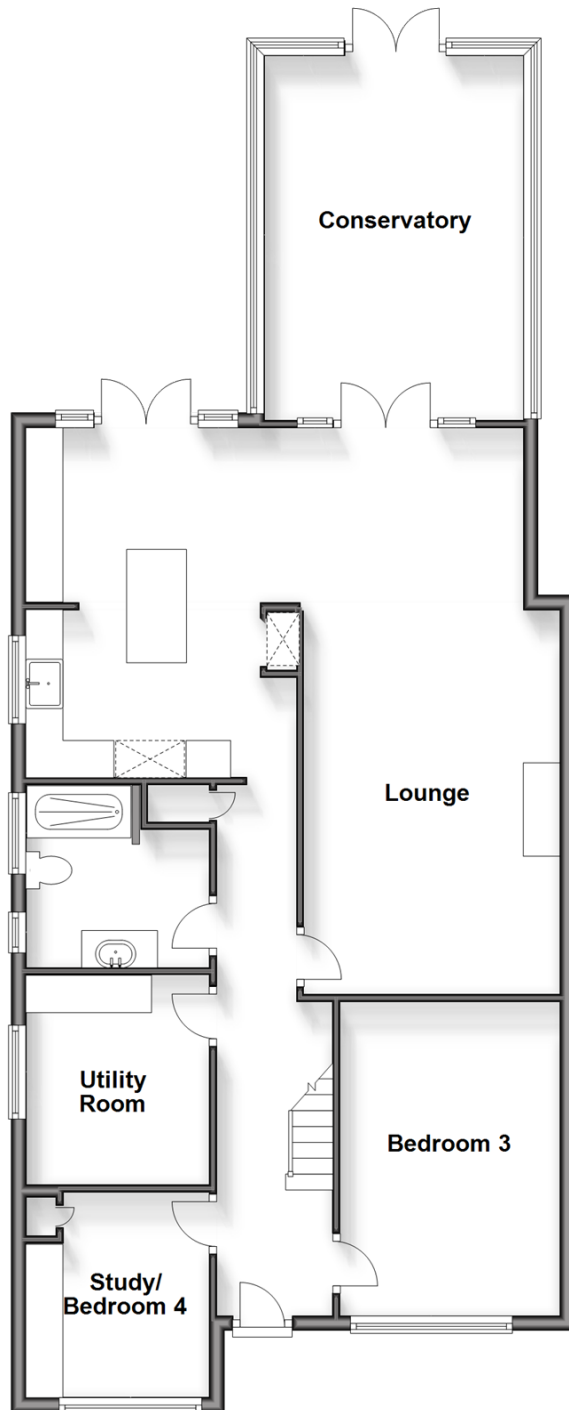
Secure this property  
for up to **59% less!**

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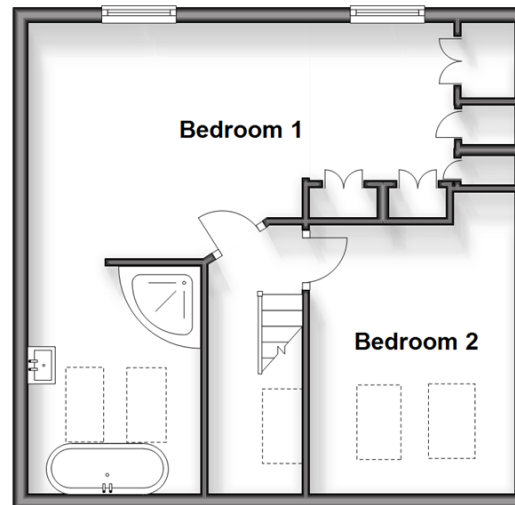
## Ground Floor

Approx. 104.7 sq. metres (1126.6 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 16'4 x 10'11 (4.98m x 3.33m)

Kitchen/Dining Area: 22'1 x 15'8 (6.74m x 4.78m)

Bedroom 3: 13'11 x 9'6 (4.24m x 2.90m)

Study/Bedroom 4: 9'0 x 8'0 (2.75m x 2.44m)

Utility Room

Shower Room

Conservatory: 16'4 x 12'5 (4.98m x 3.79m)

### FIRST FLOOR

Landing

Bedroom 1: 21'3 x 11'1 (6.48m x 3.38m)

En-suite

Bedroom 2: 11'9 x 9'2 (3.58m x 2.80m)

### OUTSIDE

Garage

Rear Garden

Large Driveway



## Main features

- Beautifully presented family home
- Large open plan living area incorporating, lounge, kitchen & dining area
- Stunning conservatory with views over the garden
- Large driveway & garage
- Low maintenance sunny aspect garden with decked terrace, artificial lawn, surrounded by evergreen plants and sleepers



### Nearest Schools

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

Secondary Schools: Ovingdean Hall School 1.3 miles.



### Transport Information

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



### Address

Donnington 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://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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