



Guide Price
£475,000

Freehold

2x  1x  1x 

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

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Stunning views over the South Downs and out to sea
- Large lounge/diner
- Open plan kitchen/dining room
- Mature gardens to front and rear
- Garage and hard standing for one parked car in front of garage
- No onward chain

Accommodation

Ground Floor

Entrance Hallway

Lounge: 23'0 x 12'11 (7.02m x 3.94m)

Kitchen: 11'9 x 9'5 (3.58m x 2.87m)

Dining Room : 9'4 x 8'6 (2.85m x 2.59m)

Bedroom 1: 14'7 x 12'6 (4.45m x 3.81m)

Bedroom 2: 10'7 x 9'10 (3.23m x 3.00m)

Shower Room: 8'11 x 5'4 (2.72m x 1.63m)

Conservatory: 8'6 x 8'1 (2.59m x 2.47m)

OUTSIDE

Front and Rear Gardens

Shared Driveway

Garage

Ground Floor
Approx. 93.9 sq. metres (1010.3 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.



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