

OVER 60?
Secure this property
for up to **59% less!***

Price

£525,000

Freehold

4x 2x 1x

Brownleaf Road,
Woodingdean, Brighton,
East Sussex, BN2

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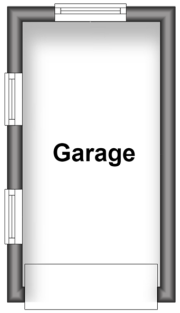
Ground Floor

Approx. 75.7 sq. metres (814.8 sq. feet)



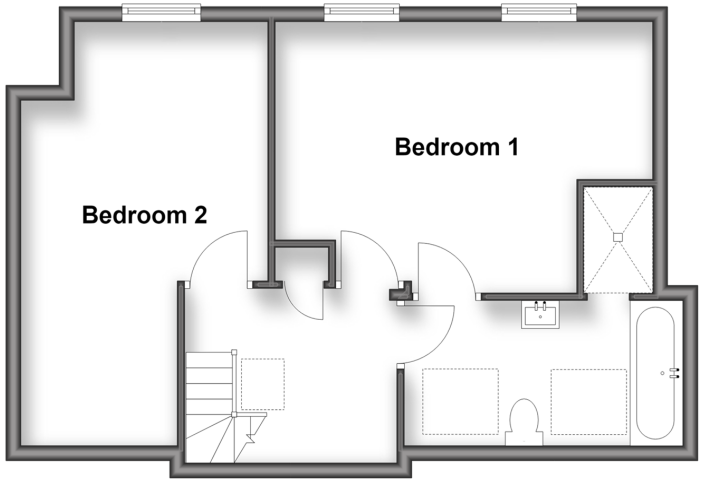
Outbuilding

Approx. 6.4 sq. metres (69.2 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Accommodation

GROUND FLOOR

Hallway
Lounge: 17'2 x 10'4 (5.24m x 3.15m)
Kitchen: 13'4 x 9'1 (4.07m x 2.77m)
Sun Room : 15'1 x 9'1 (4.60m x 2.77m)
Bedroom 3: 18'4 x 8'5 (5.59m x 2.57m)
Bedroom 4: 11'9 x 6'5 (3.58m x 1.96m)
Shower Room

FIRST FLOOR

Landing
Bedroom 1: 14'2 x 11'7 (4.32m x 3.53m)
Bedroom 2: 11'8 x 10'9 (3.56m x 3.28m)
Jack and Jill Bathroom

OUT BUILDING

Garage

OUTSIDE

Driveway
Front and Rear Gardens















Main features

- Close to local schools, bus stops and amenities
- Garage and off road parking
- Stylish and characterful interior
- Beautiful bathroom with waterfall shower
- Stunning countryside and sea views

Nearest Schools

Primary Schools: Rudyard Kipling Primary 0.7 miles, Woodingdean Primary 1.0 miles, St Margaret's CofE Primary, Rottingdean 1.8 miles
Secondary Schools: Downs View Special School 1.0 miles Longhill High School 1.2 miles, Ovingdean Hall School 1.5

Transport Information

Train Stations: Moulsecoomb 3.7 miles, Falmer 3.7 miles, Preston Park 3.9 miles

Address

Brownleaf 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

The Property Ombudsman

INVESTORS IN PEOPLE

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING | CURRENT: C(74) | POTENTIAL: B(82)

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