



Virtual Reality Tour available

Guide Price

£600,000

Freehold

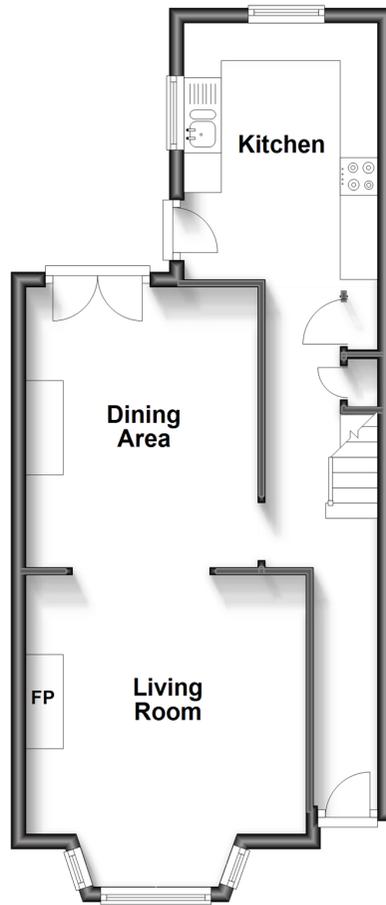
3x  1x  1x 

Yardley Street, Brighton, East Sussex, BN1

cubitt & west
Helping you move forwards

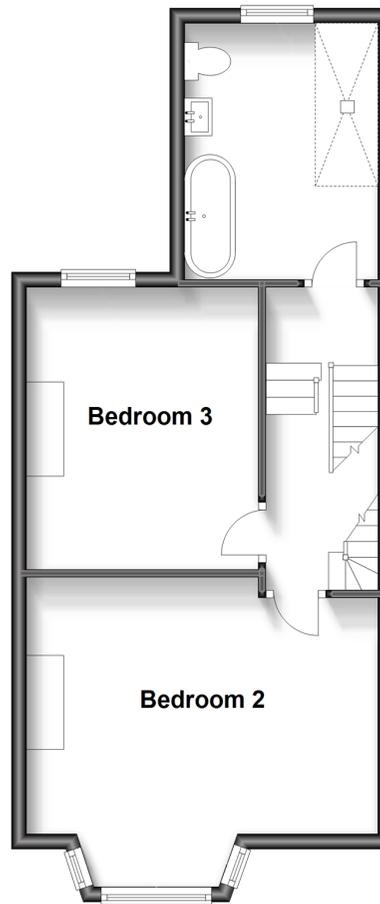
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



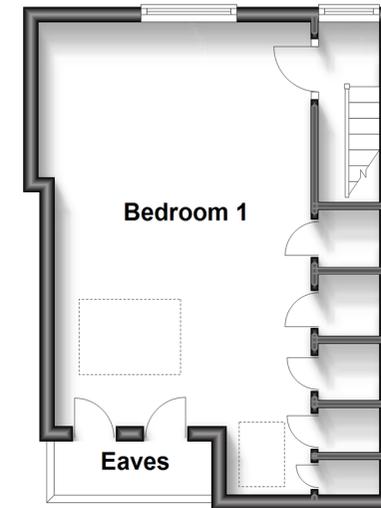
First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Second Floor

Approx. 25.7 sq. metres (277.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Living Room: 12'6 up to bay x 12'6
(3.81m x 3.81m)

Dining Area: 11'4 at widest point x 10'9
at widest point (3.46m x 3.28m)

Kitchen: 11'6 at widest point x 8'4 at
widest point (3.51m x 2.54m)

FIRST FLOOR

Landing

Bathroom

Bedroom 3: 11'2 x 8'7 (3.41m x 2.62m)

Bedroom 2: 15'6 x 10'9 up to bay
(4.73m x 3.28m)

SECOND FLOOR

Bedroom 1: 19'9 at widest point x 12'3
at widest point (6.02m x 3.74m)

OUTSIDE

Front & Rear Gardens



Main features

- Beautiful home located in quiet and friendly street close to Preston Circus
- Sunny rear garden
- Walking distance to two train stations
- Excellent schools and nurseries close by
- A short stroll through The Lanes to the city, the seafront and all of the fun Brighton has to offer

Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, St Bartholomew's CofE Primary 0.3 miles, Stanford Junior School 0.4 miles
Secondary Schools: Brighton and Hove High School 0.8 miles, Cardinal Newman Catholic School 0.9 miles

Transport Information

Train Stations: London Road 0.0 miles, Brighton 0.4 miles, Preston Park 1.0 miles

Address

Yardley Street, Brighton, East Sussex, BN1

Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Fiveways Branch 01273 564444 ■ 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



30509689/20230812/AF/EM