



Guide Price
£475,000

Freehold

3x  1x  2x 

**Rose Hill Terrace,
Brighton, East Sussex,
BN1**

cubitt & west
Helping you move forwards



Main features

- Quiet road yet close to station & shops
- Large lower ground area
- Potential (STPP) to be converted to 2 properties
- May be subject to restricted borrowing, please consult your lender
- Offered with no onward chain

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'8 x 14'0 into bay (4.47m x 4.27m)

Kitchen : 9'6 x 5'1 (2.90m x 1.55m)

Shower Room

LOWER GROUND FLOOR

Living Area : 14'2 x 11'9 (4.32m x 3.58m)

Sleeping Area : 9'10 x 9'10 (3.00m x 3.00m)

Kitchen : 9'10 x 4'11 (3.00m x 1.50m)

Separate Toilet

FIRST FLOOR

Landing

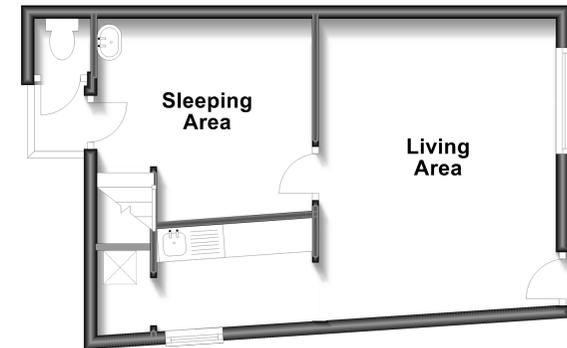
Bedroom 1 : 11'8 x 8'5 (3.56m x 2.57m)

Bedroom 2 : 10'8 x 9'9 (3.25m x 2.97m)

Bedroom 3/Study : 8'1 x 5'8 (2.47m x 1.73m)

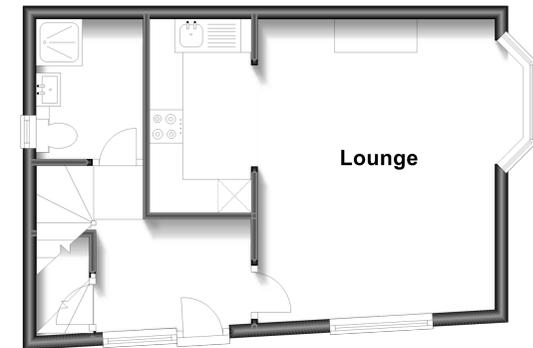
Split Level Lower Ground Floor

Approx. 32.2 sq. metres (346.6 sq. feet)



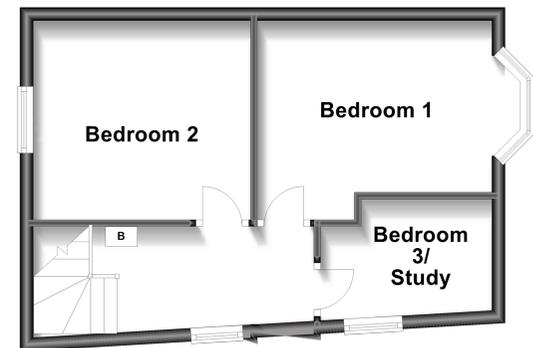
Ground Floor

Approx. 31.7 sq. metres (341.0 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



Call Fiveways - 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



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