



Guide Price
£650,000

Freehold

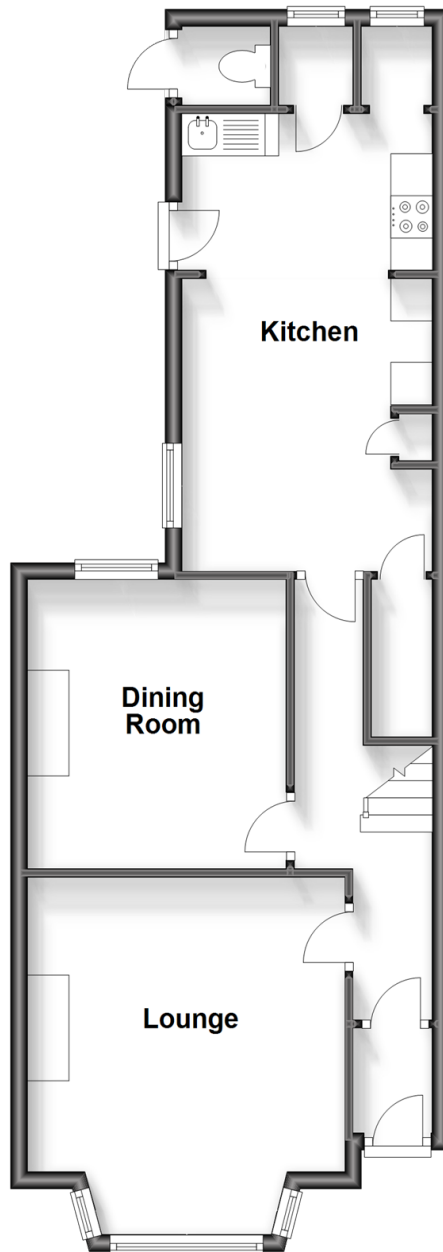
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**Grantham Road,
Brighton, East Sussex,
BN1**

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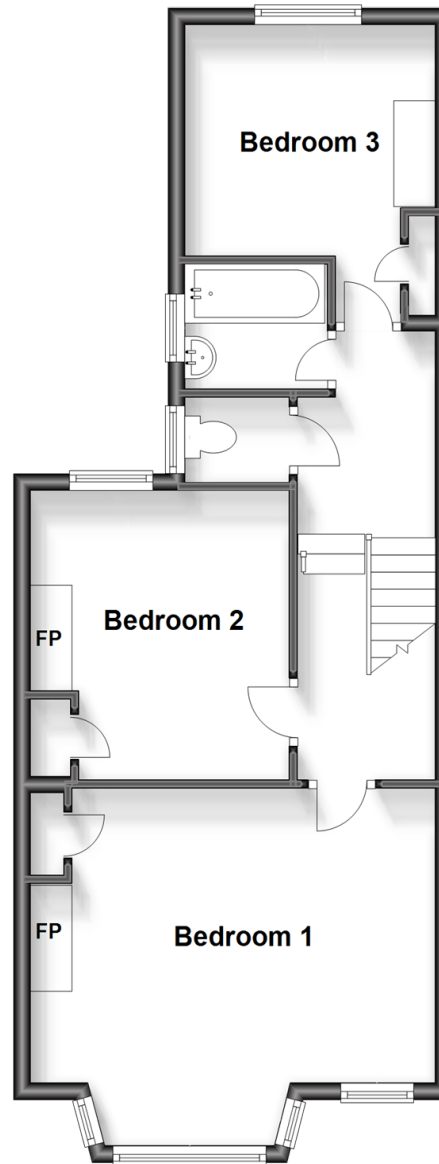
Ground Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'10 maximum x 12'6 (4.22m x 3.81m)

Dining Room: 11'3 x 10'3 (3.43m x 3.13m)

Kitchen Area 1: 11'4 x 9'10 (3.46m x 3.00m)

Kitchen Area 2: 9'10 x 6'1 (3.00m x 1.86m)

Separate Toilet

FIRST FLOOR

Landing

Bedroom 1: 15'11 x 11'5 (4.85m x 3.48m)

Bedroom 2: 11'3 x 10'3 (3.43m x 3.13m)

Bedroom 3: 11'7 x 9'10 (3.53m x 3.00m)

Bathroom

First Floor Separate Toilet

OUTSIDE

Front & Rear Garden



Main features

- Original family home offering great potential in Fiveways
- Sunny rear garden
- Large loft space
- Close to excellent school, popular parks, and the train station
- No onward chain



Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, St Bartholomew's CofE Primary 0.6 miles, Hertford Junior School 0.6 miles
Secondary Schools: Varndean School 0.9 miles, Dorothy Stringer High School 1.2 miles



Transport Information

Train Stations: London Road 0.5 miles, Brighton 1.2 miles, Preston Park 1.4 miles



Address

Grantham Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.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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