



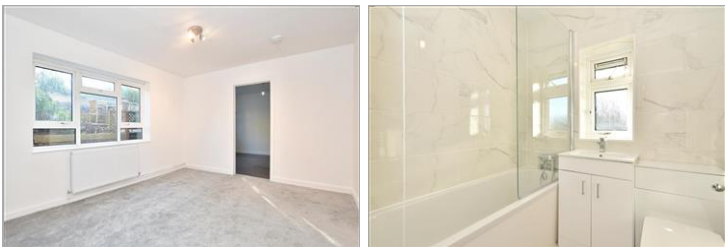
Guide Price
£425,000

Freehold

4x  1x  2x 

**Auckland Drive,
Brighton, East Sussex,
BN2**

cubitt&west
Helping you move forwards



Main features

- Popular residential location, close to local schools
- Large sunny rear garden that backs onto the downs
- Beautifully modernised throughout to a high standard, with new kitchen & bathroom
- Conservatory, utility and storage room for extra space

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 x 11'1 (4.37m x 3.38m)

Kitchen: 11'3 x 7'6 (3.43m x 2.29m)

Dining Room : 11'3 x 9'5 (3.43m x 2.87m)

Utility Room

Storage Room

Conservatory: 12'5 x 6'5 (3.79m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1 : 11'8 x 10'8 (3.56m x 3.25m)

Bedroom 2: 14'1 x 9'7 (4.30m x 2.92m)

Bedroom 3: 9'8 x 7'5 (2.95m x 2.26m)

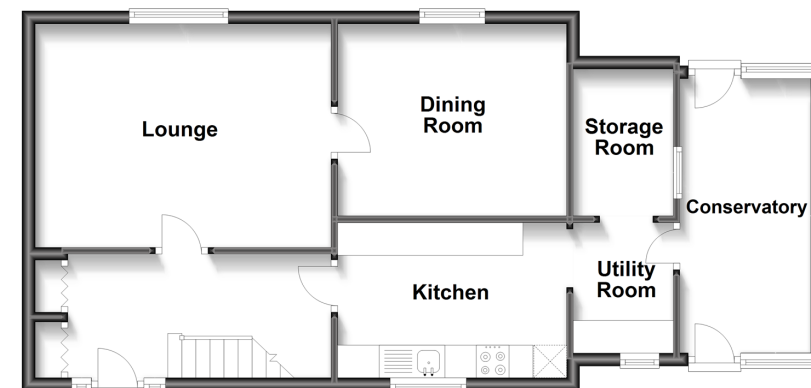
Bathroom

OUTSIDE

Front & Rear Gardens

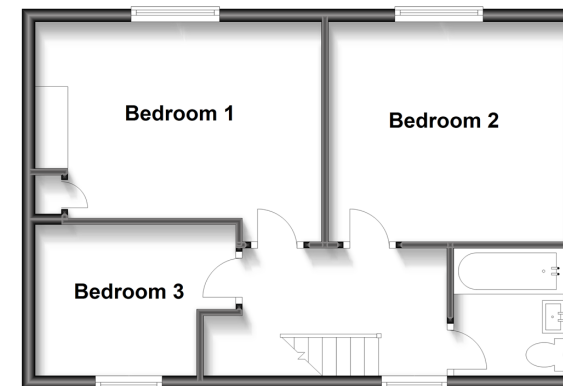
Ground Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ 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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