



**Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**Norwich Drive, Brighton,  
East Sussex, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Family home in Bevendean
- Great transport links into the city
- Friendly community with local schools and nurseries
- Lovely size rear garden, with side access
- No onward chain

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge** : 13'1 x 11'10 (3.99m x 3.61m)

**Kitchen** : 9'4 x 9'4 (2.85m x 2.85m)

**Dining Area** : 9'4 x 8'5 (2.85m x 2.57m)

#### Conservatory

#### Storage Room

#### Separate Toilet

### FIRST FLOOR

#### Landing

**Bedroom 1** : 15'2 x 10'0 (4.63m x 3.05m)

**Bedroom 2** : 12'8 maximum x 10'4 (3.86m x 3.15m)

#### Bathroom

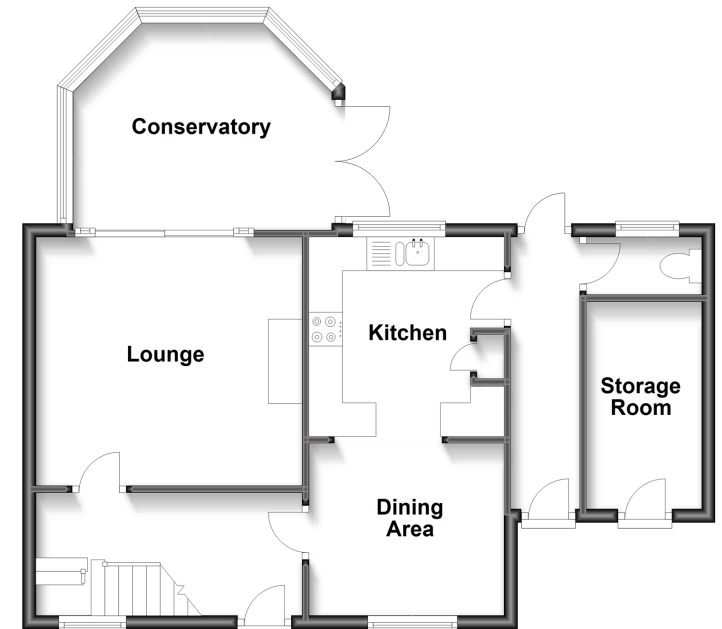
#### Separate Toilet

### OUTSIDE

#### Front & Rear Garden

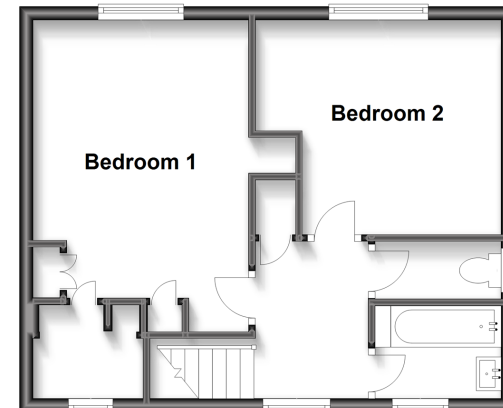
### Ground Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



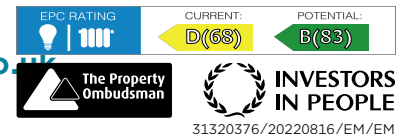
### First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



**Call Lewes Road Brighton - 01273 604377 ■ [cubittandwest.co.uk](http://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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