



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Craven Road, Brighton,  
East Sussex, BN2**

**cubitt & west**  
Helping you move forwards



## Main features

- Located in East Brighton, just set back from Kempdown, quiet yet central
- Walking distance to the beach and Queens Park
- Easy transport links into the city and beyond
- Large rear garden
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 20'7 x 11'2 (6.28m x 3.41m)

Kitchen : 9'9 x 9'6 (2.97m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 1 : 11'2 x 11'1 (3.41m x 3.38m)

Bedroom 2 : 11'2 maximum x 9'6 (3.41m x 2.90m)

Bedroom 3 : 12'2 x 6'3 (3.71m x 1.91m)

Bathroom

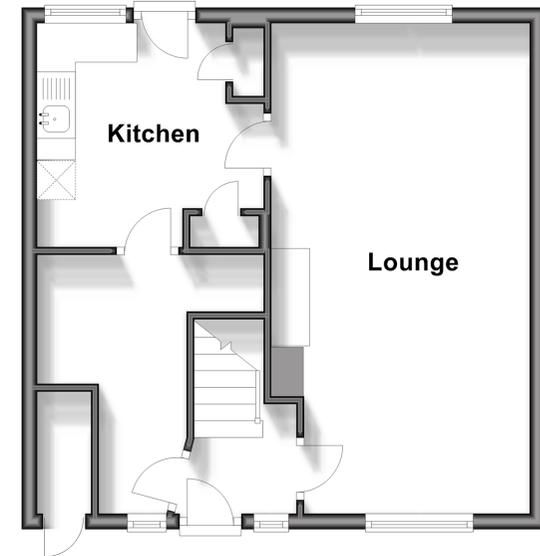
Separate Toilet

### OUTSIDE

Front & Rear Garden

## Ground Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



## First Floor

Approx. 40.2 sq. metres (433.0 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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