



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£550,000**

**Freehold**

3x  1x  1x 

**Sanyhils Avenue,  
Brighton, BN1**



**cubitt & west**  
Helping you move forwards





## Main features

- Rear bi-fold doors leading to a decked garden space
- Handy utility room and downstairs cloakroom
- Driveway at the front of the property for off road parking
- Great potential to put your own stamp on the property, perfect for a family home
- Beautiful rear kitchen extension, opening up the kitchen / breakfast area which is ideal for entertaining

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 13'7 maximum x 11'8 (4.14m x 3.56m)  
 Dining Area: 11'10 x 10'8 (3.61m x 3.25m)  
 Kitchen / Breakfast Area: 16'0 x 10'8 (4.88m x 3.25m)  
 Utility Room: 6'6 x 5'1 (1.98m x 1.55m)  
 Cloakroom

### FIRST FLOOR

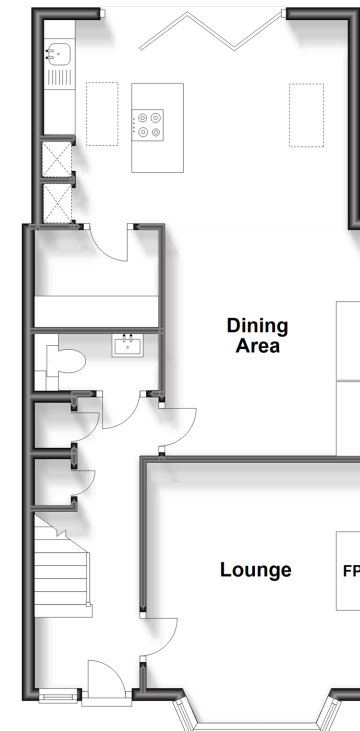
Landing  
 Bedroom 1: 13'7 maximum x 11'2 (4.14m x 3.41m)  
 Bedroom 2: 11'10 x 11'2 (3.61m x 3.41m)  
 Bedroom 3: 7'3 x 6'0 (2.21m x 1.83m)  
 Bathroom

### OUTSIDE

Off Road Parking  
 Front & Rear Garden

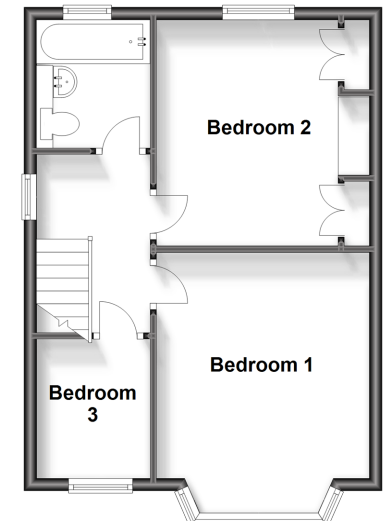
### Ground Floor

Approx. 56.3 sq. metres (606.5 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Call Patcham - 01273 541934 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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