



**Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Crabtree Avenue,  
Brighton, BN1**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- **Fantastic sized bedrooms with views!**
- **Generous living / diner**
- **Front garden and handy porch**
- **Room for improvement and potential for further development (stpp)**
- **Fantastic location close to local amenities, great bus routes and easy access to the A27**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 14'5 x 11'7 (4.40m x 3.53m)  
 Dining Area: 9'3 x 8'5 (2.82m x 2.57m)  
 Kitchen: 12'7 x 9'8 at widest point (3.84m x 2.95m)

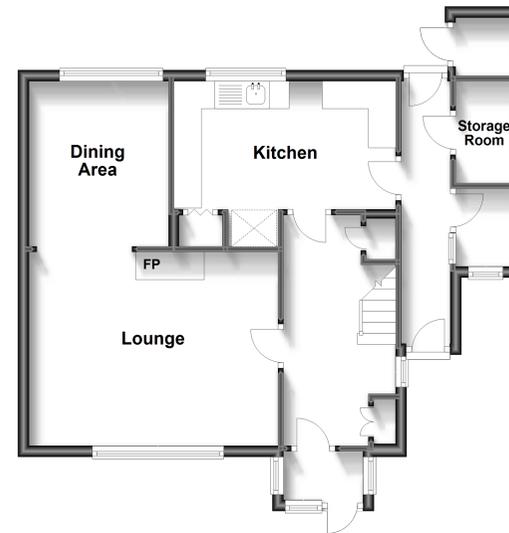
### FIRST FLOOR

Landing  
 Bedroom 1: 14'6 x 8'1 (4.42m x 2.47m)  
 Bedroom 2: 11'9 x 11'8 (3.58m x 3.56m)  
 Bedroom 3: 9'3 x 7'7 (2.82m x 2.31m)  
 Bathroom

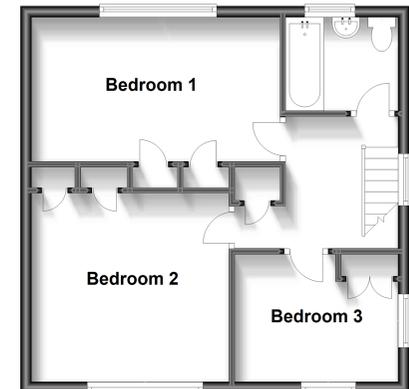
### OUTSIDE

Front & Rear Garden  
 Out Building

**Ground Floor**  
 Approx. 55.5 sq. metres (597.4 sq. feet)



**First Floor**  
 Approx. 44.2 sq. metres (476.3 sq. feet)



**Call Patcham - 01273 541934 ■ cubittandwest.co.uk**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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