

OVER 60?

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



Price

£700,000

Freehold

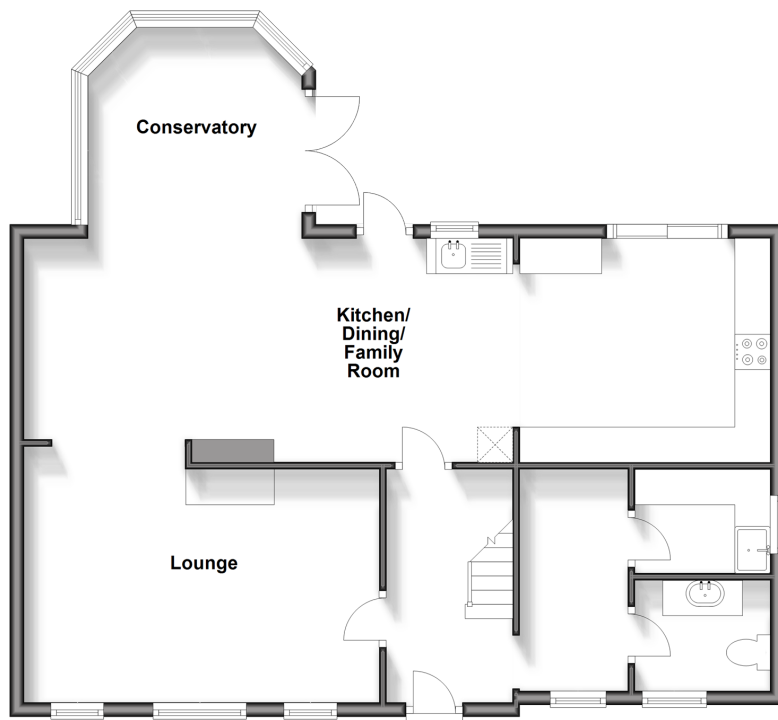
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Eldred Avenue, Brighton, BN1

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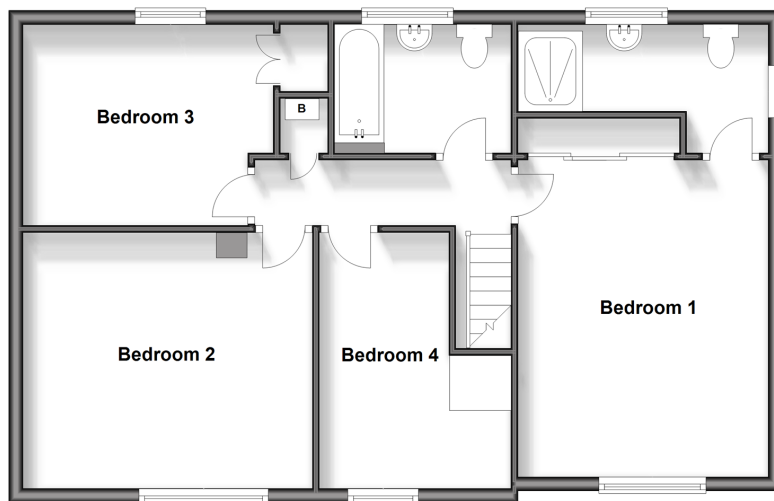
Ground Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'6 x 12'5 (5.03m x 3.79m)

Kitchen / Dining / Family Room: 35'0 x 10'0 (10.68m x 3.05m)

Conservatory: 10'0 x 9'4 (3.05m x 2.85m)

Utility Room: 6'0 x 4'9 (1.83m x 1.45m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'9 x 11'1 (4.50m x 3.38m)

En-Suite Shower Room

Bedroom 2: 13'5 x 11'11 (4.09m x 3.63m)

Bedroom 3: 12'0 x 9'2 (3.66m x 2.80m)

Bedroom 4: 10'10 x 9'4 (3.30m x 2.85m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Lovely rear garden with patio & grassed areas
- Convenient utility room & downstairs cloakroom
- Handy garage & driveway
- Beautiful open plan kitchen / dining / family room spanning the entire rear of the home
- Fantastic location in popular Westdene, within walking distance to the station, with local amenities on your doorstep and direct access to the A27 and A23



Nearest Schools

Primary Schools: Westdene Primary 0.4 miles, Patcham Junior School 1.0 miles, St Bernadette's Catholic Primary 1.1 miles
Secondary Schools: Patcham House Special School 0.8 miles, Patcham High School 1.1 miles



Transport Information

Train Stations: Preston Park 1.2 miles, Brighton 2.1 miles, London Road 2.4 miles



Address

Eldred Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



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Call Patcham Branch 01273 541934 ■ 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
■ 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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