



Guide Price
£425,000

Freehold

3x  1x  1x 

**Park Road, Brighton,
BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Open plan lounge / dining area, perfect for entertaining
- On a corner plot with a lovely garden
- Handy garage & driveway
- A great opportunity to update and create a lovely family home
- Walking distance to local amenities, shops and public transport

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 11'6 x 11'4 (3.51m x 3.46m)

Dining Area: 12'4 x 11'4 (3.76m x 3.46m)

Kitchen: 8'5 x 5'9 (2.57m x 1.75m)

Utility Room: 6'7 x 4'9 (2.01m x 1.45m)

FIRST FLOOR

Landing

Bedroom 1: 13'8 x 9'4 (4.17m x 2.85m)

Bedroom 2: 12'4 x 9'8 (3.76m x 2.95m)

Bedroom 3: 8'2 x 6'6 (2.49m x 1.98m)

Shower Room

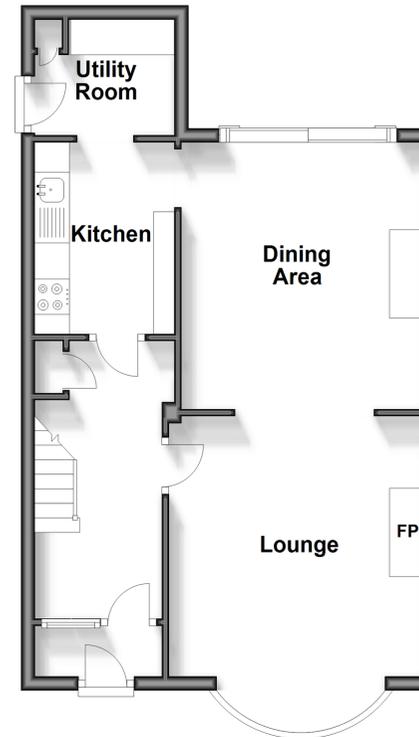
OUTSIDE

Garage

Front & Rear Garden

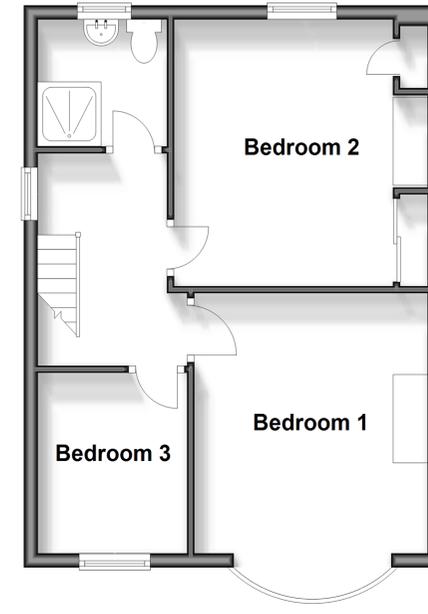
Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Call Patcham - 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.



31707447/20240420/AB1/ZC