



**OVER 60?**

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

**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**The Rise, Portslade,  
Brighton, BN41**

**cubitt&west**  
Helping you move forwards





## Main features

- Low maintenance, quaint, enclosed rear garden
- Handy downstairs cloakroom
- Parking for multiple cars on large tandem driveway
- Vastly extended family home in a quiet cul de sac close to local amenities and Portslade Village
- Large family bathroom with shower, bath and handy storage space

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'1 x 12'6 (3.99m x 3.81m)

Dining Area: 10'10 x 8'0 (3.30m x 2.44m)

Kitchen: 10'10 x 7'7 (3.30m x 2.31m)

Office: 9'2 x 6'11 (2.80m x 2.11m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 19'4 x 8'10 (5.90m x 2.69m)

Bedroom 2: 15'5 x 8'10 (4.70m x 2.69m)

Bedroom 3: 9'6 x 6'7 (2.90m x 2.01m)

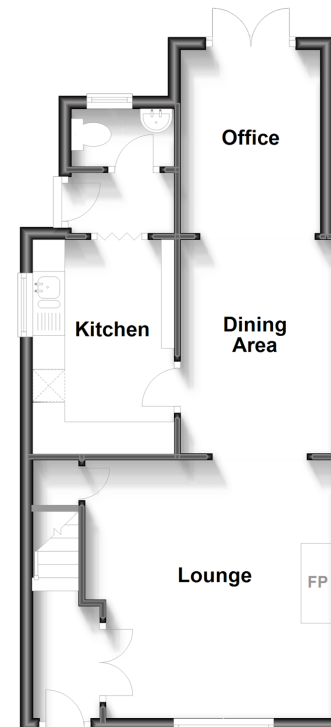
Bathroom

### OUTSIDE

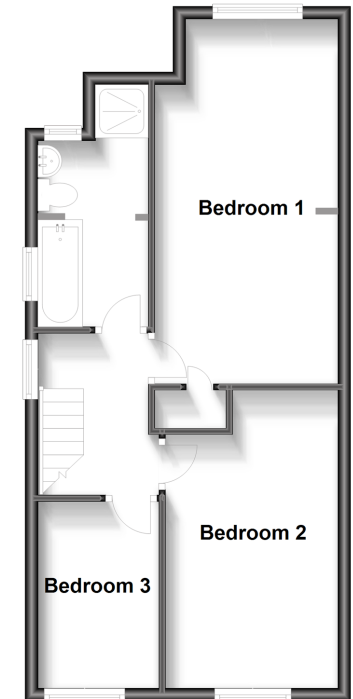
Off Road Parking

Front & Rear Garden

**Ground Floor**  
Approx. 45.2 sq. metres (486.7 sq. feet)



**First Floor**  
Approx. 46.0 sq. metres (495.2 sq. feet)



**Call Patcham - 01273 541934 ■ 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