



Price
£500,000

Freehold

3x  1x  2x 

**Crabtree Avenue,
Brighton, BN1**

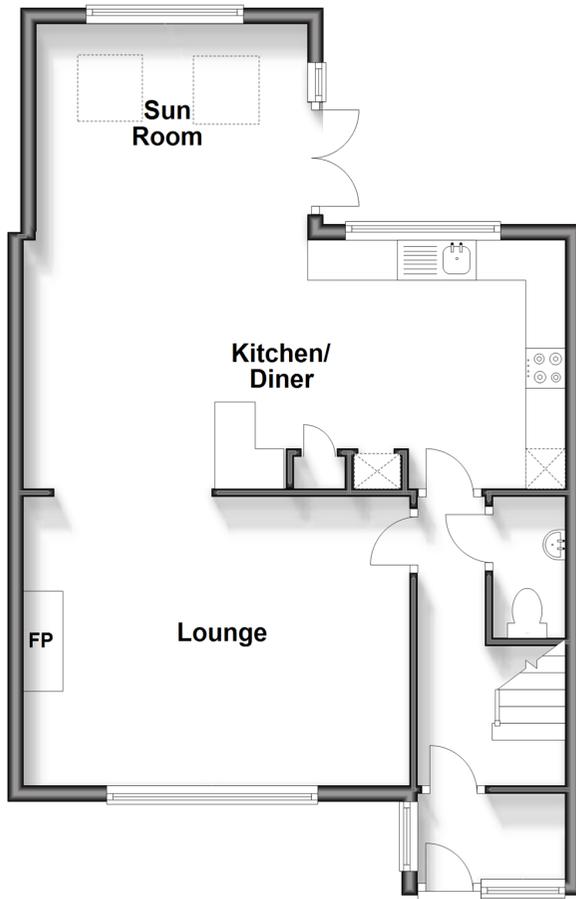
OVER 60?

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

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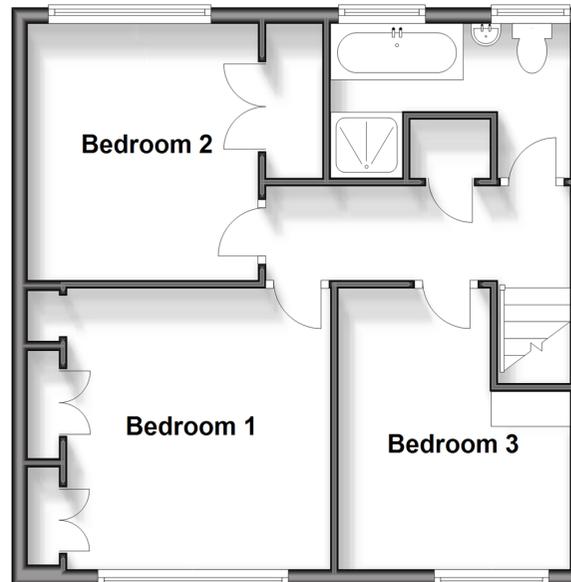
Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'9 x 12'2 (4.50m x 3.71m)

Kitchen / Diner: 22'5 x 9'9 (6.84m x 2.97m)

Sun Room : 11'9 x 8'5 (3.58m x 2.57m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'3 up to fitted wardrobes (3.56m x 3.43m)

Bedroom 2: 10'8 x 10'2 (3.25m x 3.10m)

Bedroom 3: 11'8 x 9'3 (3.56m x 2.82m)

Bathroom

OUTSIDE

Garage

Front & Rear Garden



Main features

- Large, vastly extended, sleek design kitchen / diner flooded with natural light
- Separate lounge with feature fireplace
- Modern garden office with Bi Fold doors
- Beautiful far reaching views
- Fantastic location close to local amenities with easy access to A27 & A23

Nearest Schools

Primary Schools: Carden Primary 0.5 miles, Patcham Junior School 0.8 miles, Balfour Junior School 1.1 miles

Secondary Schools: Patcham High School 0.9 miles, Patcham House Special School 1.1 miles, Varndean

Transport Information

Train Stations: Preston Park 1.9 miles, London Road 2.0 miles, Hove 2.4 miles

Address

Crabtree 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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