



Guide Price
£400,000

Freehold

2x  1x  1x 

**Birch Grove Crescent,
Brighton, BN1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Generous bedrooms with the possibility of making a 3rd
- Large, flat garden with feature mature tree
- Separate lounge with patio doors
- Open plan kitchen / diner with dual aspect windows
- Fantastic location close with direct access to the A27 and A23

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 18'5 x 13'0 (5.62m x 3.97m)

Kitchen / Diner: 19'2 x 9'4 (5.85m x 2.85m)

FIRST FLOOR

Landing

Bedroom 1: 18'3 x 9'10 (5.57m x 3.00m)

Bedroom 2: 10'4 x 9'10 (3.15m x 3.00m)

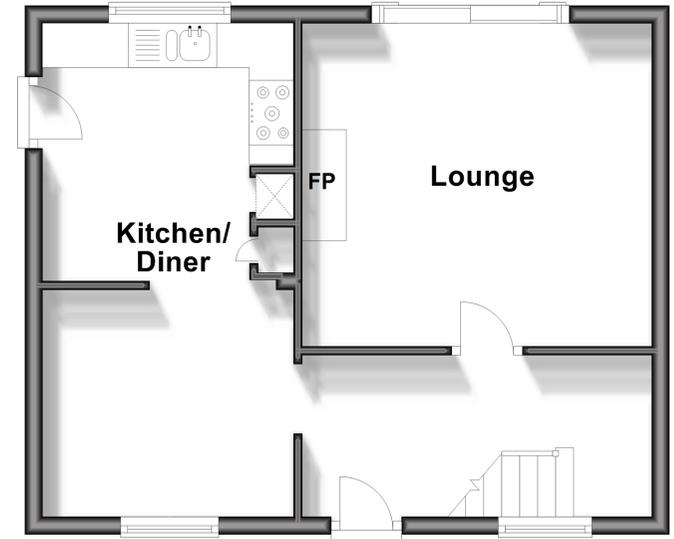
Bathroom

OUTSIDE

Front & Rear Garden

Ground Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (412.9 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.



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