



**Guide Price**  
**£270,000**

**Leasehold**

1x  1x  1x 

**Avalon, West Street,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Secure lock up and leave well presented flat, right in the centre ideal for shops restaurants, station and seafront
- Tucked away behind impressive decorative secure gates, away from the busy streets
- Ideal for investor or first time buyer, open plan living and modern throughout
- Private gated garage space available on separate title, call for details
- No chain

## Accommodation

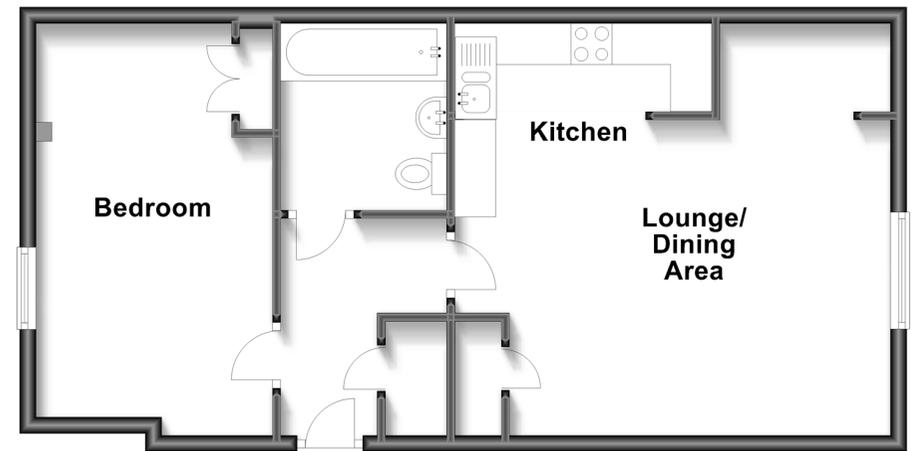
### FIRST FLOOR

Entrance Hall  
 Lounge/Dining/Kitchen Area : 17'5 x 16'4 (5.31m x 4.98m)  
 Bedroom : 16'3 x 9'5 (4.96m x 2.87m)  
 Bathroom

### OUTSIDE

Communal Gardens

**First Floor**  
 Approx. 52.0 sq. metres (559.2 sq. feet)



Call Central Brighton - 01273 820600 ■ [cubittandwest.co.uk](http://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



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