



Cuckmere Way, Brighton, BN1 8GA

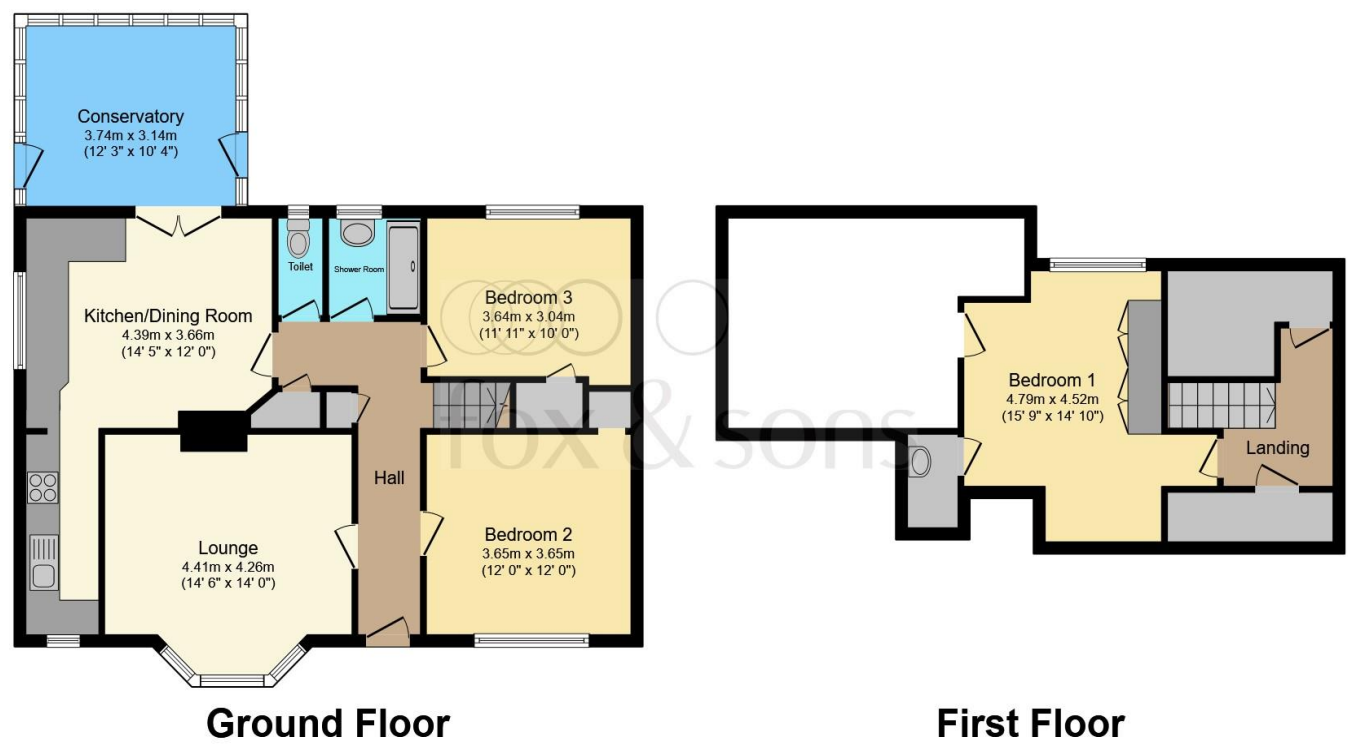
welcome to

Cuckmere Way, Brighton

Located in a prime spot with breathtaking views of the South Downs National Park, this three-bedroom property presents a unique opportunity. While requiring modernisation, the house benefits from a lounge, spacious kitchen dining room, conservatory, and off-road parking. CHAIN FREE



Unlock the potential of this three-bedroom home, boasting stunning views towards the South Downs National Park. Featuring a bright lounge with a bay window, a spacious kitchen dining room, and a conservatory, this property offers a fantastic foundation for modern living. Complete with off-road parking and offered chain-free, this home is ready for your vision and personal touch. Embrace the opportunity to create your dream home in a desirable location.



Total floor area 123.0 m² (1,324 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Cuckmere Way is situated in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

Local shops can be found nearby in Woodbourne Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Dunelm, Argos and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups. County Oak Medical centre, Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are all accessible from this lovely family home. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton City centre.

The property enjoys stunning views over both Hollingbury and Patcham and far-reaching views towards The South Downs National Park.

Key Information

Train Stations

- Preston Park Station - 1.7 miles
- London Road Station - 1.7 miles
- Brighton Mainline Station - 2.2 miles

Amenities

- Woodbourne Avenue Shopping Parade - 0.5 miles
- Wilmington Parade Shopping - 0.9 miles
- Carden Avenue Shopping Parade - 0.9 miles
- M&S Simply Food Hall (Carden Avenue) - 1.0 miles
- Fiveways Shopping Parade - 1.1 miles
- Sainsbury's Local (Carden Avenue) - 1.2 miles
- Asda Superstore (Hollingbury) - 1.3 miles
- Patcham Village - 1.7 miles
- Sainsbury's (Preston Road) - 1.8 miles
- Preston Circus/London Road Shopping - 1.8 miles
- Sainsbury's Superstore (Lewes Road) - 1.9 miles
- Pavilion Retail Park (Lewes Road) - 2.1 miles
- Seven Dials Shopping Parade - 2.3 miles
- Brighton City Centre - 3.3 miles

Main Roads

A23/A27 Road Network - Less than a 15 minutes' drive away.

Agent Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

welcome to

Cuckmere Way, Brighton

- CHAIN FREE
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- OFF ROAD PARKING
- CONSERVATORY
- STUNNING VIEWS
- IN NEED OF UPDATING THROUGHOUT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106622



Property Ref:
PRP106622 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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