



**Guide Price**

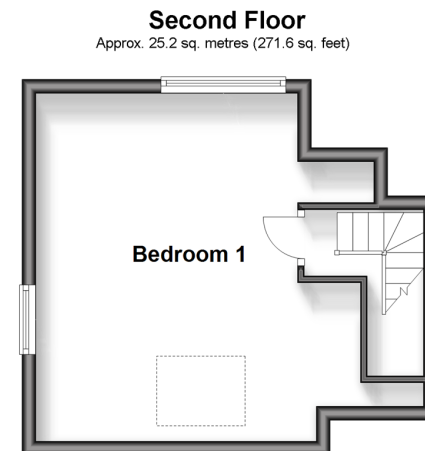
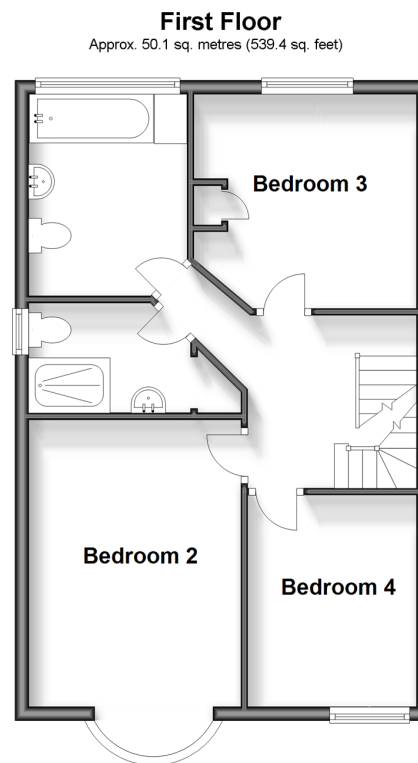
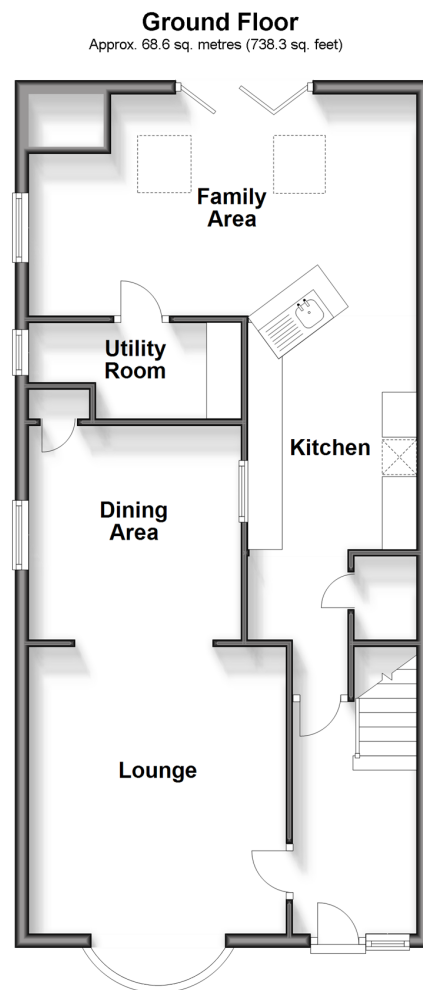
**£750,000**

**Freehold**

4x  2x  2x 

**Southdown Place,  
Brighton, East Sussex,  
BN1**

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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 15'1 x 12'2 (4.60m x 3.71m)

Dining Area : 10'1 x 10'0 (3.08m x 3.05m)

Kitchen : 16'8 x 8'0 (5.08m x 2.44m)

Family Area : 18'5 x 10'3 (5.62m x 3.13m)

Utility Room : 10'0 x 4'11 (3.05m x 1.50m)

### FIRST FLOOR

Landing

Bedroom 2 : 15'8 x 10'1 (4.78m x 3.08m)

Bedroom 3 : 11'11 x 9'8 (3.63m x 2.95m)

Bedroom 4 : 9'11 x 8'1 (3.02m x 2.47m)

Shower Room

Bathroom

### SECOND FLOOR

Landing

Bedroom 1 : 16'9 x 13'5 (5.11m x 4.09m)

### OUTSIDE

Garage

Front & Rear Garden



## Main features

- Located in quiet cul-de-sac opposite Blakers Park within the sought-after 'golden triangle'
- In the catchment area for excellent local schools
- Fiveways nearby with coffee shops, individual shops and more
- Garden with side access
- 1594 Square foot
- Useful garage



### Nearest Schools

Primary Schools: Downs Junior School 0.2 miles, Balfour Junior School 0.3 miles, St Joseph's Catholic Primary 0.4 miles  
Secondary Schools: Dorothy Stringer High School 0.5 miles, Varndean School 0.5 miles



### Transport Information

Train Stations: London Road 0.4 miles, Preston Park 0.7 miles, Moulsecoomb 0.8 miles



### Address

Southdown Place, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.



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■ 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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