



**Guide Price**  
**£725,000**

**Freehold**

3x  1x  2x 

**Southdown Avenue,  
Brighton, East Sussex,  
BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Period home in golden triangle area
- Close to parks, good schools, all transport links
- Fabulous open plan living, perfect for larger families
- Home office in the garden with heating and lighting
- Architectural plans for a loft conversion

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'10 into bay x 12'7 (4.22m x 3.84m)

Dining Area: 19'11 x 16'2 (6.07m x 4.93m)

Kitchen: 14'1 x 9'0 (4.30m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 16'2 x 13'1 (4.93m x 3.99m)

Bedroom 2: 11'7 x 9'0 (3.53m x 2.75m)

Bedroom 3: 10'4 x 6'2 (3.15m x 1.88m)

Bathroom

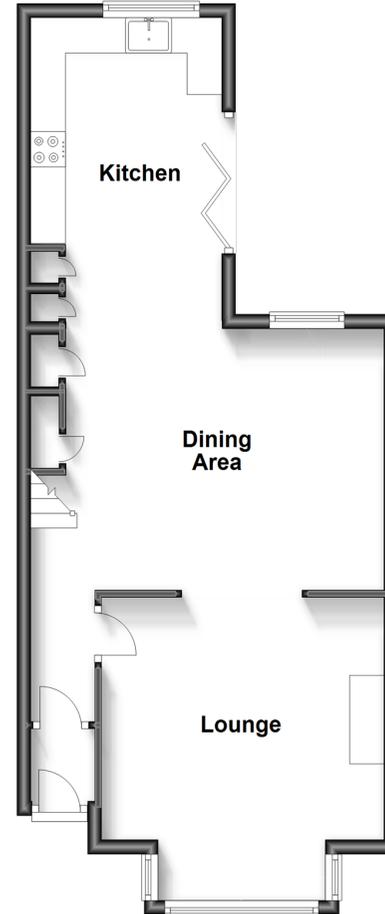
Cloakroom

### OUTSIDE

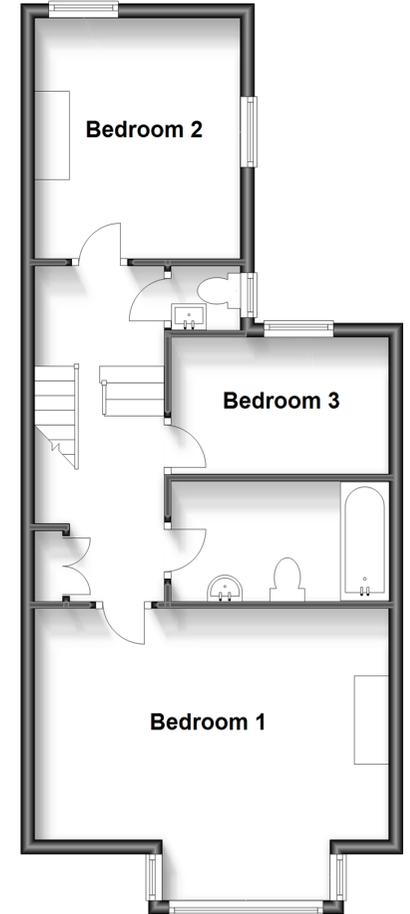
Front & Rear Gardens

Car Charging Point

**Ground Floor**  
Approx. 50.5 sq. metres (543.4 sq. feet)



**First Floor**  
Approx. 51.7 sq. metres (556.4 sq. feet)



**Call Fiveways - 01273 564444 ■ [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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