



Price
£650,000

Freehold

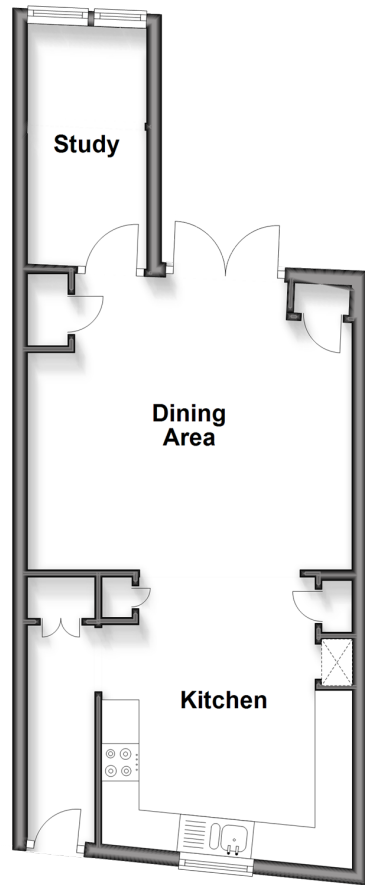
3x  2x  2x 

**Sutherland Road,
Brighton, East Sussex,
BN2**

cubitt & west
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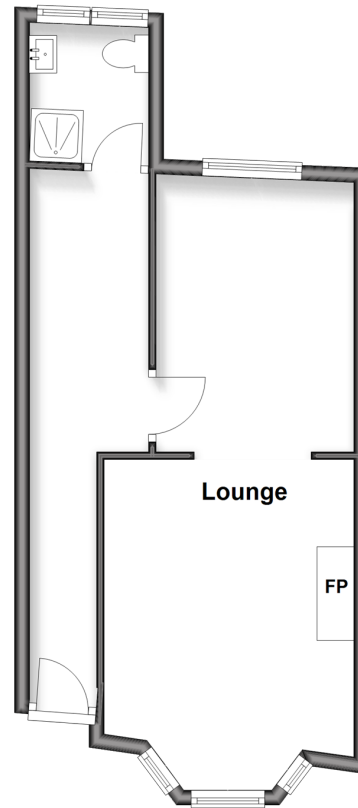
Lower Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



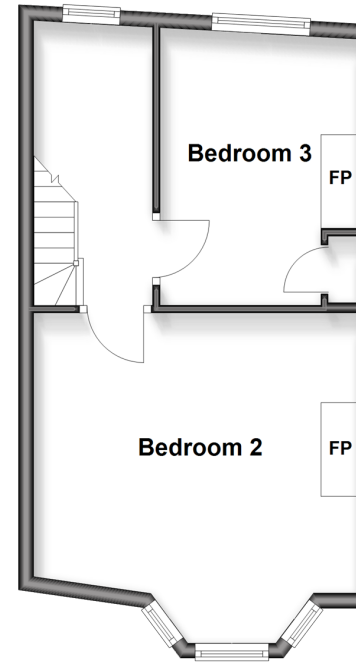
Ground Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



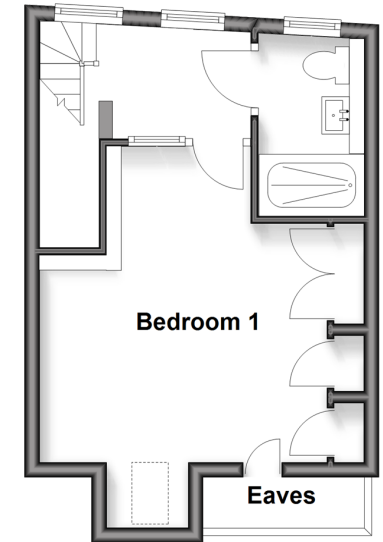
First Floor

Approx. 33.8 sq. metres (364.2 sq. feet)



Second Floor

Approx. 26.2 sq. metres (282.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 17'5 into bay x 11'0 (5.31m x 3.36m)

Shower Room

LOWER GROUND FLOOR

Kitchen : 11'6 x 10'9 (3.51m x 3.28m)

Dining Area : 11'7 x 11'6 (3.53m x 3.51m)

Study : 6'1 x 5'5 (1.86m x 1.65m)

FIRST FLOOR

Landing

Bedroom 2: 14'5 into bay x 14'4 (4.40m x 4.37m)

Bedroom 3: 12'6 x 8'8 (3.81m x 2.64m)

SECOND FLOOR

Landing

Bedroom 1: 14'10 x 11'5 (4.52m x 3.48m)

En Suite Shower Room

OUTSIDE

Rear Garden



Main features

- Great size family home with large kitchen diner
- Friendly neighbourhood in a central location
- Sun trap rear garden
- Walking distance to Brighton seafront, the city centre and train station
- Private sunny garden



Nearest Schools

Primary Schools: St John The Baptist RC School 0.2 miles, Queen's Park Primary 0.2 miles, St Luke's Junior School 0.2 miles
Secondary Schools: Varndean High School 2.4 miles, Dorothy Stringer 2.6 miles,



Transport Information

Train Stations: Brighton 0.9 miles, London Road 1.1 miles, Moulsecomb 1.5 miles



Address

Sutherland Road, Brighton, East Sussex, BN2



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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