



OVER 60?

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for up to **59% less!**

Price
£725,000

Freehold

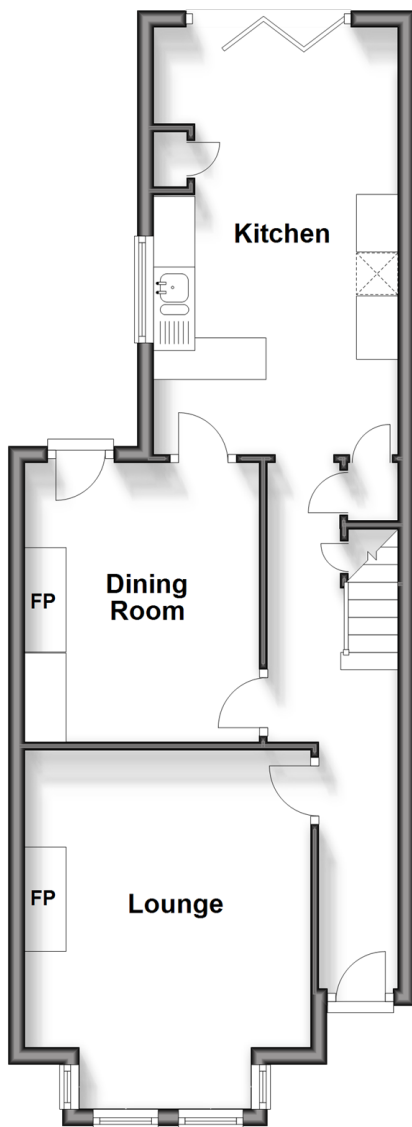
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**Herbert Road, Brighton,
East Sussex, BN1**

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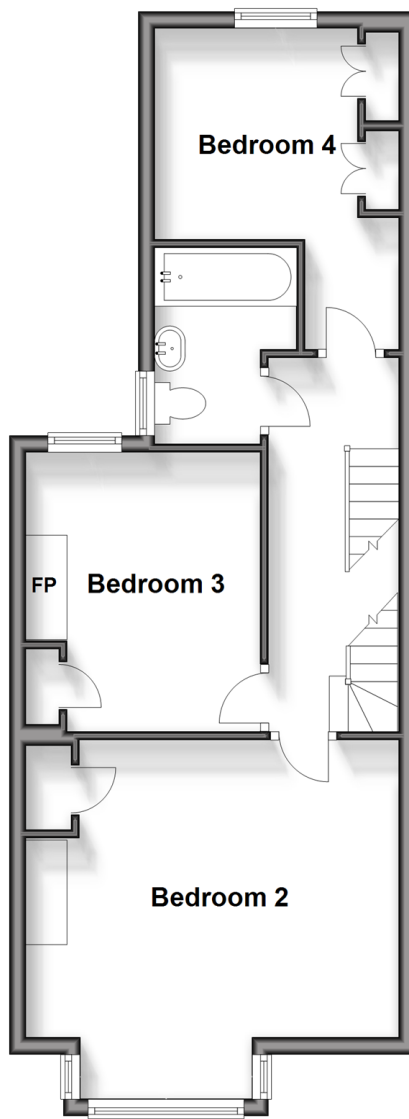
Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



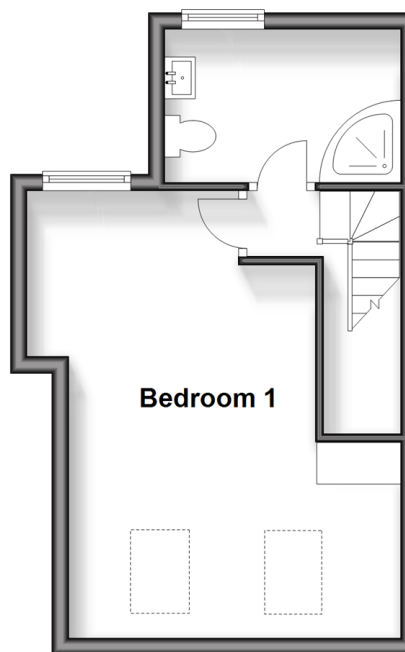
First Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



Second Floor

Approx. 28.1 sq. metres (302.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 14'1 into bay x 11'6 (4.30m x 3.51m)

Dining Room : 11'5 x 10'3 (3.48m x 3.13m)

Kitchen : 18'6 x 9'9 (5.64m x 2.97m)

FIRST FLOOR

Landing

Bedroom 2 : 15'7 into bay x 14'1 (4.75m x 4.30m)

Bedroom 3 : 11'5 x 9'11 (3.48m x 3.02m)

Bedroom 4 : 10'4 x 9'9 (3.15m x 2.97m)

Bathroom

SECOND FLOOR

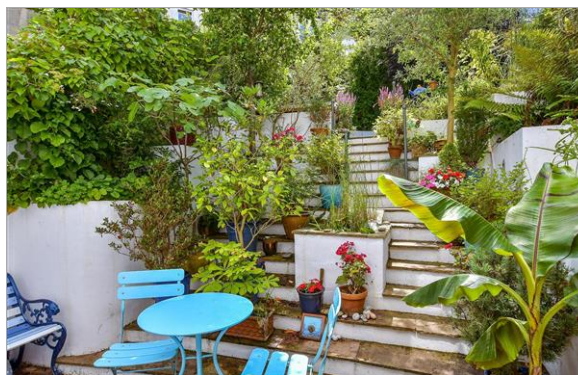
Landing

Bedroom 1 : 17'6 x 14'7 (5.34m x 4.45m)

Shower Room

OUTSIDE

Front & Rear Garden



Main features

- Charming, three storey terraced house
- Bi-fold doors leading to tranquil sunny rear garden
- Vibrant Fiveways/Preston Park location
- Walking distance to good local schools
- Great for commuters, close to Preston Park station



Nearest Schools

Primary Schools: Balfour Junior School 0.3 miles, St Bernadette's Catholic Primary 0.5 miles, Downs Junior School 0.9 miles
Secondary Schools: Dorothy Stringer High School 0.5 miles, Varndean School 0.6 miles



Transport Information

Train Stations: Preston Park 0.6 miles, London Road 0.9 miles, Brighton 1.4 miles



Address

Herbert Road, Brighton, East Sussex, BN1



Directions

For directions to this property please contact us.



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Call Fiveways Branch 01273 564444 ■ [cubittandwest.co.uk](https://www.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
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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