



**Price**  
**£560,000**

**Freehold**

3x  1x  1x 

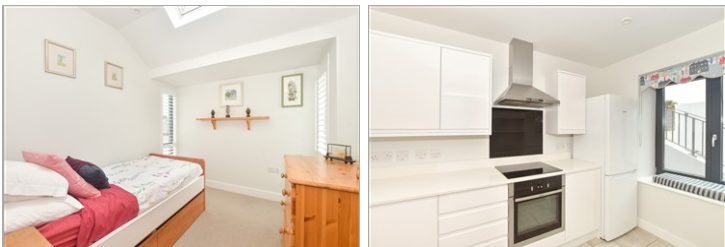
**St. Andrew's Close, St.  
Andrew's Road,  
Brighton, East Sussex,  
BN1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Tucked away on a peaceful, private cul-de-sac in prime Fiveways location
- Walking distance to shops, coffee shops and station
- Immaculately presented, move-in condition
- Allocated parking space
- Sunny rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen : 13'1 x 6'9 (3.99m x 2.06m)

Lounge : 13'4 x 13'2 (4.07m x 4.02m)

Cloak Room

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 10'9 (3.41m x 3.28m)

Bedroom 2: 9'4 x 8'2 (2.85m x 2.49m)

Bedroom 3: 12'1 x 6'5 (3.69m x 1.96m)

Bathroom

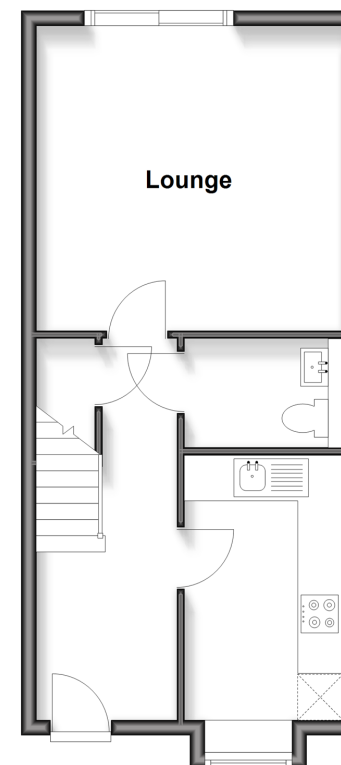
### OUTSIDE

Allocated Off Road Parking

Rear Garden

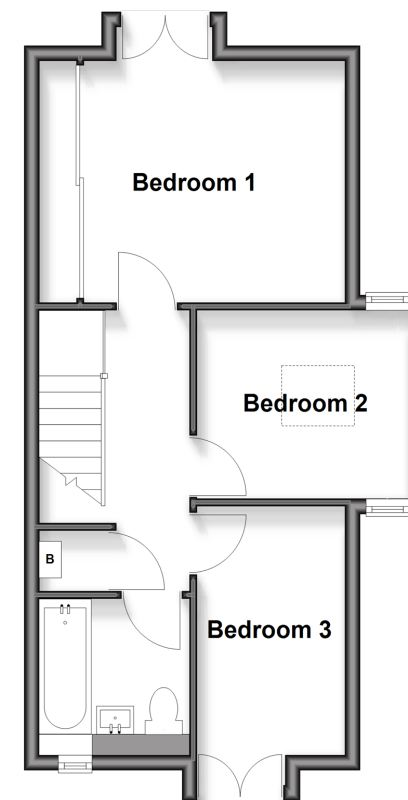
### Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



**Call Fiveways - 01273 564444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- 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 50% less, by purchasing a Lifetime Lease



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