



**Price**  
**£425,000**

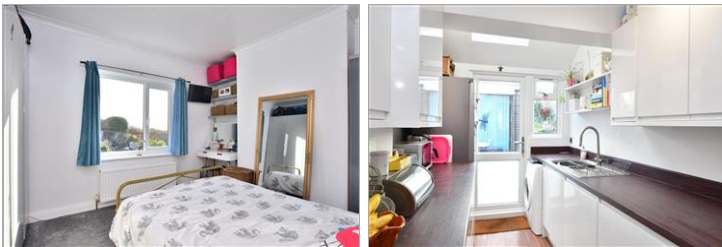
**Freehold**

3x  1x  2x 

**Bevendean Crescent,  
Brighton, East Sussex,  
BN2**

**cubitt & west**  
Helping you move forwards





## Main features

- Lovely family home in friendly community
- Extra large rear garden
- Lovely views across the downs to the rear
- Shared driveway and garage
- Extended kitchen

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge : 13'3 x 12'2 (4.04m x 3.71m)  
 Dining Area : 11'2 x 10'10 (3.41m x 3.30m)  
 Kitchen : 13'0 x 6'7 (3.97m x 2.01m)

### FIRST FLOOR

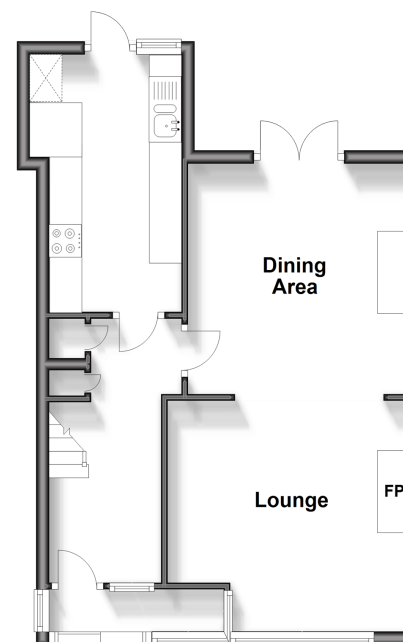
Landing  
 Bedroom 1 : 10'10 x 10'6 (3.30m x 3.20m)  
 Bedroom 2 : 10'6 x 10'0 (3.20m x 3.05m)  
 Bedroom 3 : 7'8 x 6'6 (2.34m x 1.98m)  
 Bathroom

### OUTSIDE

Garage  
 Shared Driveway  
 Front & Rear Garden

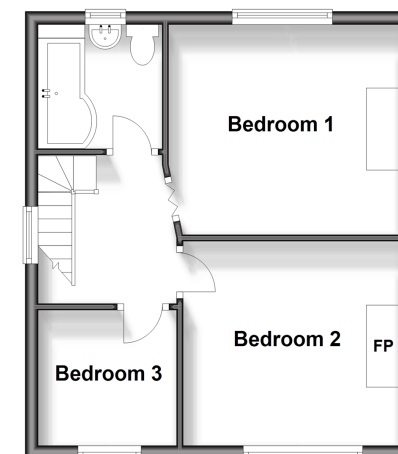
### Ground Floor

Approx. 43.7 sq. metres (470.9 sq. feet)



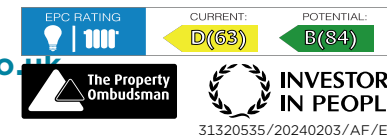
### First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ [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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