



**Guide Price**  
**£475,000**

**Freehold**

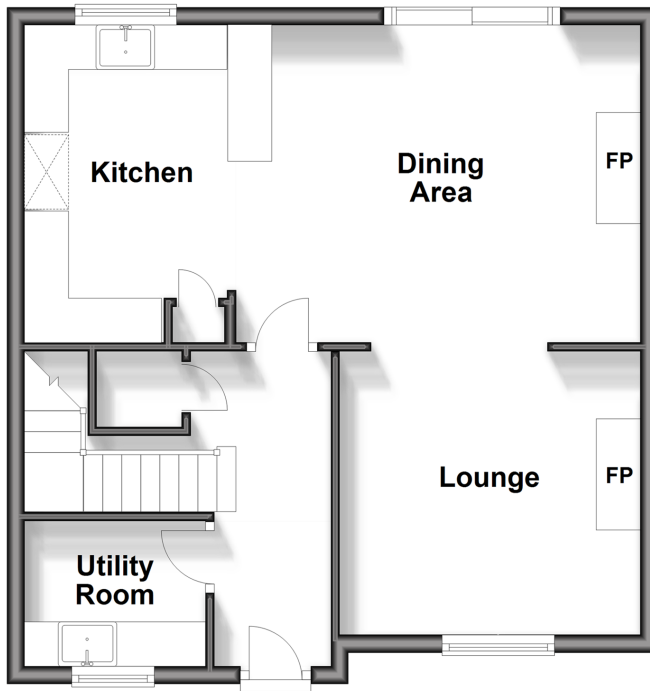
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**Chailey Road, Brighton,  
East Sussex, BN1**

**cubitt&west**  
Helping you move forwards

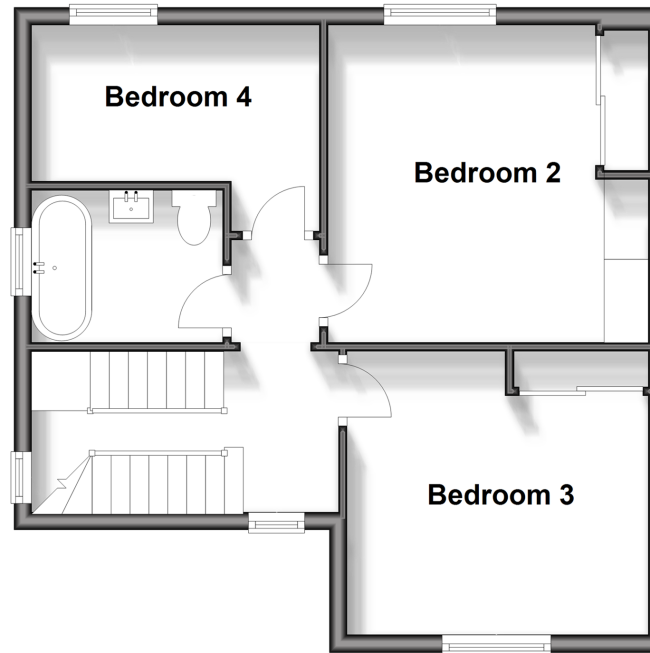
## Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



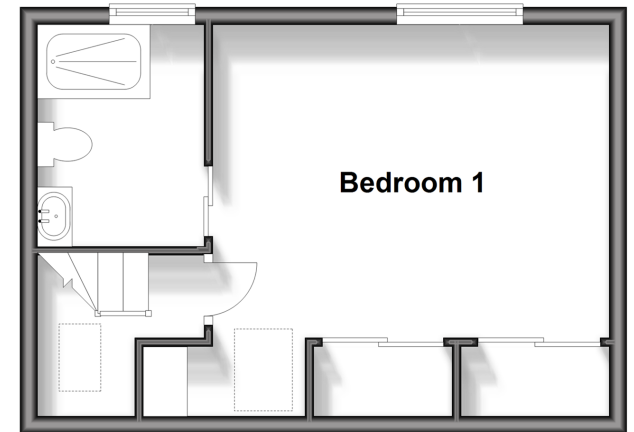
## First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



## Second Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 11'1 x 10'4 (3.38m x 3.15m)

Dining Area : 14'9 x 11'8 (4.50m x 3.56m)

Kitchen : 11'7 x 9'3 (3.53m x 2.82m)

Utility Room

### FIRST FLOOR

Landing

Bedroom 2 : 11'8 x 10'4 (3.56m x 3.15m)

Bedroom 3 : 11'1 x 10'4 (3.38m x 3.15m)

Bedroom 4: 11'4 x 5'7 (3.46m x 1.70m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1 : 14'4 x 14'2 (4.37m x 4.32m)

En Suite Shower Room

### OUTSIDE

Off Road Parking

Rear Garden

Outbuilding





## Main features

- Semi-detached, 3 storey house with double extension
- Excellent condition throughout
- Open driveway at the front
- Fully insulated outbuilding, the perfect work from home office, bar & games room
- Handy utility room



### Nearest Schools

Primary Schools: Moulsecoomb Primary 0.4 miles, Coldean Primary 0.6 miles, Bevendean Primary 0.9 miles  
Secondary Schools: Falmer High School 0.4 miles  
Further Education: Varndean College 1.7 miles



### Transport Information

Train Stations: Falmer 0.5 miles, Moulsecoomb 0.8 miles, London Road 1.8 miles



### Address

Chailey Road, Brighton, East Sussex, BN1



### Directions

For directions to this property please contact us.





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Call Lewes Road Branch 01273 604377 ■ [cubittandwest.co.uk](https://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

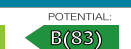


EPC RATING



CURRENT:

C(72)



POTENTIAL:

B(83)

31707629/20240408/AB1/JR