



Price
£450,000

Freehold

5x  2x  1x 

**Coombe Road, Brighton,
East Sussex, BN2**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- **Spacious and contemporary**
- **A blank slate perfect for making your own**
- **Good size rear garden**
- **Conveniently situated for easy access to bus routes, local shops, the city centre and A27/A23.**
- **Chain free**

Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 1: 11'0 x 8'1 (3.36m x 2.47m)

Bedroom 4: 15'1 x 9'1 (4.60m x 2.77m)

Shower Room

LOWER GROUND FLOOR

Lounge: 13'5 x 7'6 (4.09m x 2.29m)

Kitchen/Dining Area: 13'5 x 7'6 (4.09m x 2.29m)

FIRST FLOOR

Landing

Bedroom 2: 13'0 x 7'0 (3.97m x 2.14m)

Bedroom 3: 15'1 x 7'1 (4.60m x 2.16m)

Bedroom 5: 9'1 x 7'0 (2.77m x 2.14m)

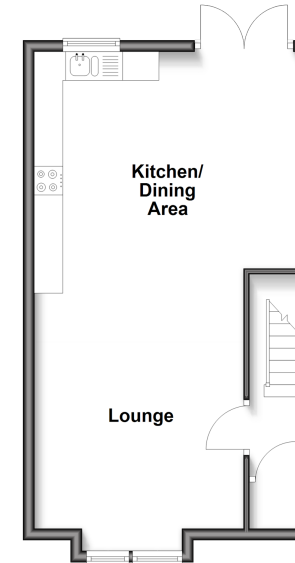
Bathroom

OUTSIDE

Rear Garden

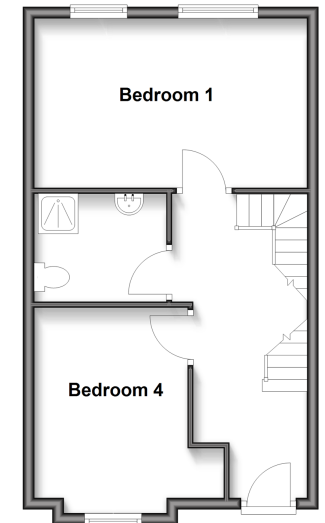
Lower Ground Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



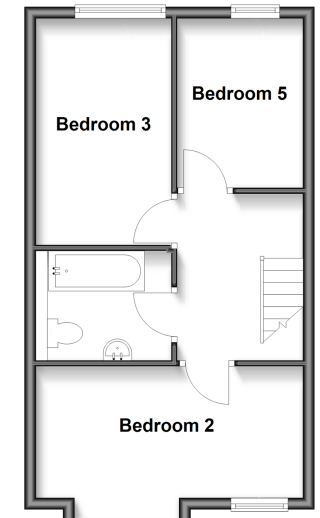
Ground Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Call Lewes Road Brighton - 01273 604377 ■ 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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