



Guide Price
£425,000

Freehold

3x  1x  1x 

**Selba Drive, Brighton,
East Sussex, BN2**

cubitt&west
Helping you move forwards



Main features

- Quiet cul de sac location with lovely views
- Well-presented and move-in condition with large kitchen/breakfast room
- With driveway and garage
- Large and sunny rear garden
- Additional workshop/work from home space

Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 15'9 x 11'10 (4.80m x 3.61m)

Kitchen/Diner : 14'5 x 11'10 (4.40m x 3.61m)

Bedroom 1: 15'5 into bay x 11'6 (4.70m x 3.51m)

Bedroom 2: 12'10 x 11'10 (3.91m x 3.61m)

Bedroom 3: 9'10 x 9'10 (3.00m x 3.00m)

Shower Room

Separate Toilet

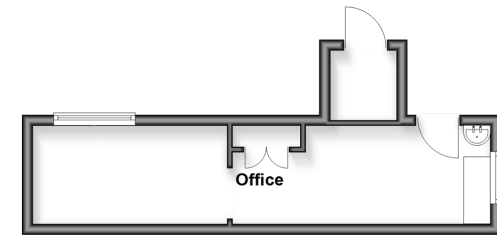
LOWER GROUND FLOOR

Office : 26'0 x 5'11 (7.93m x 1.80m)

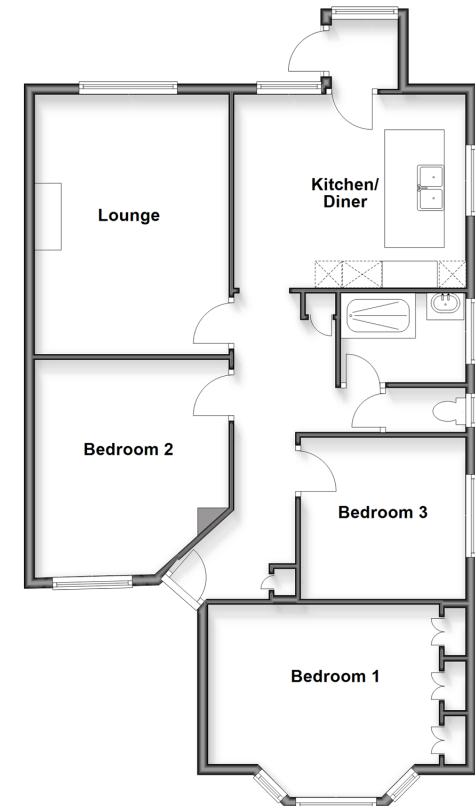
OUTSIDE

Front & Rear Garden

Lower Ground Floor
Approx. 17.5 sq. metres (188.7 sq. feet)



Ground Floor
Approx. 93.4 sq. metres (1005.0 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

