



OVER 60?

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

Price

£450,000

Freehold

3x  1x  1x 

**St. Mary Magdalene
Street, Brighton, East
Sussex, BN2**

cubitt&west
Helping you move forwards



Main features

- Versatile accommodation, modern and move in condition
- Sunny rear patio
- Central location, close Brighton city centre and beach
- Train station is walkable
- No onward chain

Accommodation

GROUND FLOOR

Entrance Hall

Bedroom 2: 13'3 x 10'6 (4.04m x 3.20m)

Bath & Shower Room

LOWER GROUND FLOOR

Lounge/Diner : 13'8 x 10'0 (4.17m x 3.05m)

Kitchen : 13'8 x 9'11 (4.17m x 3.02m)

Sun Room : 11'11 x 8'3 (3.63m x 2.52m)

FIRST FLOOR

Landing

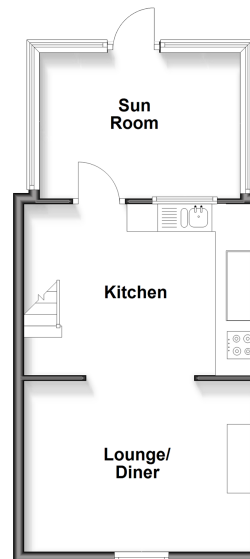
Bedroom 1: 12'9 x 11'3 (3.89m x 3.43m)

Bedroom 3: 9'11 x 7'7 (3.02m x 2.31m)

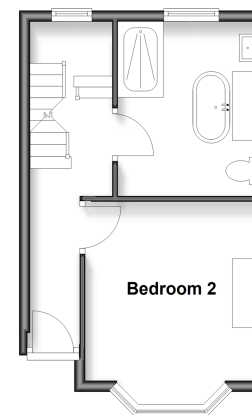
OUTSIDE

Rear Garden

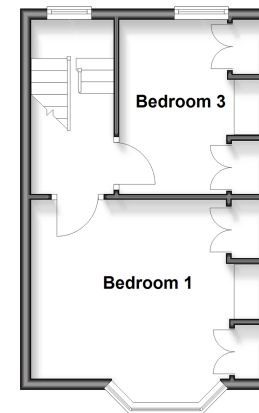
Lower Ground Floor
Approx. 37.0 sq. metres (398.2 sq. feet)



Ground Floor
Approx. 27.3 sq. metres (293.8 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.0 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
- 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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