



**Guide Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Norwich Drive, Brighton,  
East Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Popular residential location surrounded by countryside
- Spacious living, including a generous sized lounge and kitchen/diner
- Sunny, large rear garden
- Solar panels and bike storage shed
- Easy access by car or bus to town and all its amenities
- Offered chain free

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen/Diner : 18'5 x 9'6 (5.62m x 2.90m)

Office: 9'0 x 4'11 (2.75m x 1.50m)

Separate Toilet

Lounge : 13'0 x 12'0 (3.97m x 3.66m)

### FIRST FLOOR

Landing

Bedroom 1: 18'5 x 9'11 (5.62m x 3.02m)

Bedroom 2: 12'8 x 10'5 (3.86m x 3.18m)

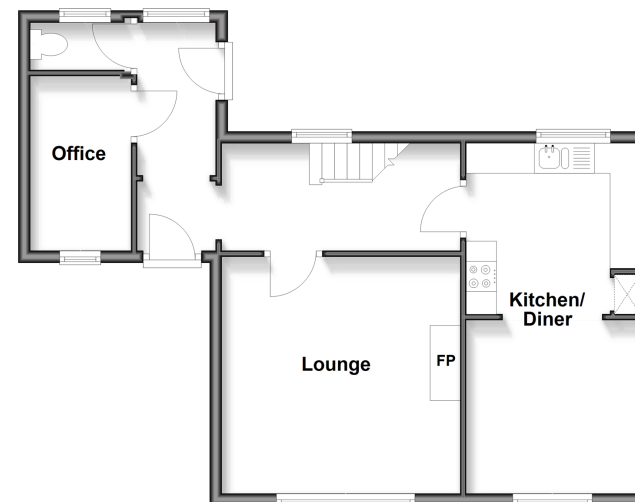
Bathroom

### OUTSIDE

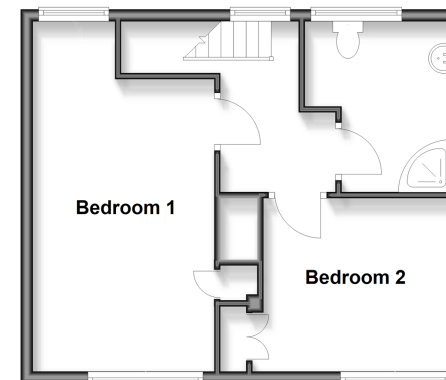
Workshop

Front & Rear Garden

**Ground Floor**  
Approx. 52.5 sq. metres (564.6 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (436.6 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 50% less, by purchasing a Lifetime Lease.



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